



*Please note that added items are bolded and italicized.*

**CALL TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

**CONSENT AGENDA**

**PUBLIC MEETING**

1. Application for Proposed Draft Plan of Subdivision and Zoning By-law Amendment and Official Plan Amendment, 21T-17004C, RZ 16-06 and POPA 17-01 15717 and 15505 Airport Road and 0 Innis Lake Road Part of Lot 18, 19 and 20 Concession 1 (Albion).

Presentation by TJ Cieciora, Principal, Design Plan Services Inc., Steven Wimmer, Managing Principal, MBTW Group and Dan Ridgeway, Project Manager Urban Design & Planning, MBTW Group

- a) [Notice](#)
- b) [Public Meeting Report](#)
- c) [Presentation](#)

2. Application for Proposed Zoning By-law Amendment, RZ 17-02 17869 Winston Churchill Boulevard and 17702 Shaws Creek Road Part of Lots 11 to 13 Concession 6 W.H.S. (Caledon).

Presentation by Greg Sweetnam, Vice President, James Dick Construction Ltd. and James Parkin, Partner, MHBC Planning Urban Design & Landscape Architecture.

- a) [Notice](#)
- b) [Public Meeting Report](#)
- c) [Presentation](#)

3. Application for Proposed Zoning By-law Amendment, RZ 17-05 50 Ann Street Lots 53 and 62 and Part Lots 52, 61 and 63 (Ward 5).

Presentation by Pete Schut, Vice President, Brookfield Residential and Rod Rowbotham, CEO/President/Principal Architect One Space Unlimited.

- a) [Notice](#)
- b) [Public Meeting Report](#)
- c) [Presentation](#)

4. Application for Proposed Zoning By-law Amendment, RZ 16-14 8186 King Street Part of Lot 11, Concession 5 (Albion).

Presentation by Robert Lavecchia, KLM Planning.

- a) [Notice](#)
- b) [Public Meeting Report](#)
- c) [Presentation](#)

## **DELEGATIONS**

## **STAFF REPORTS**

[Staff Report 2018-18](#)

Mayfield West Phase Two Financial Update

## **RECOMMENDATIONS OF ADVISORY COMMITTEES**

1. Heritage Caledon Report dated [March 12, 2018](#).

**Planning and Development Committee has been requested to consider the following recommendations from Heritage Caledon:**

### **RECOMMENDATION TO AMEND DESIGNATING BY-LAW 2017-18 REGARDING 89 WALKER ROAD WEST (WARD 3)**

That Heritage Designating By-law 2017-18 pertaining to 89 Walker Road West, be amended for the purpose of correcting the description of the property's heritage attributes pursuant to section 30.1 of the *Ontario Heritage Act* (the Act);

That staff be directed to provide notice to the property owner pursuant to requirements of the Act;

That should no notice of objection be received within the mandatory objection period, the amending by-law be brought forward to Council for adoption; and

That staff be directed to provide notice of the by-law pursuant to requirements of the Act.

### **REQUEST TO REMOVE STRUCTURE ON LISTED PROPERTY FROM HERITAGE REGISTER AT 1740 QUEEN STREET EAST, ALTON (WARD 1)**

That the listed non-designated property at 1740 Queen Street East, Alton, be removed from the Heritage Register.

## **CORRESPONDENCE**

### **Memorandums**

1. Memorandum to Council from Bailey Loverock, Intermediate Policy Planner, Community Services, dated April 3, 2018 re: [Agricultural System Mapping and Implementation Procedures in Ontario's Greater Golden Horseshoe](#)
2. Memorandum to Council from Margherita Bialy, Community Planner, Community Services, dated April 3, 2018 re: [Natural Heritage System for the Growth Plan for the Greater Golden Horseshoe](#)
3. Memorandum to Council from Marisa Williams, Senior Planner, Community Services, dated April 3, 2018 re: [Draft Regulations for Inclusionary Zoning \(Bill 7, Promoting Affordable Housing Act, 2016\)](#)



4. Memorandum to Council from Marisa Williams, Senior Planner, Community Services, dated April 3, 2018 re: [Town of Caledon Housing Study](#)

**General Correspondence**

5. *Laura Dean, Aird and Berlis LLP, dated March 29, 2018 re: [Correspondence regarding Agricultural System Mapping and Implementation Procedures in Ontario's Greater Golden Horseshoe](#)*

**ADJOURNMENT**



**Accessibility Accommodations**

Assistive listening devices for use in the Council Chamber are available upon request from the Staff in the Town's Legislative Services Section. American Sign Language (ASL) Interpreters are also available upon request.

Please provide advance notice if you require an accessibility accommodation to attend or participate in Council Meetings or to access information in an alternate format please contact Legislative Services by phone at 905-584-2272 x. 2366 or via email to [legislative.services@caledon.ca](mailto:legislative.services@caledon.ca).

# Notice of Public Meeting Proposed Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment

**FILE NUMBER(S):** 21T-17004C, RZ 17-06, POPA 17-01

## Community Involvement:

The Town has received proposed Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment applications. This is your way to offer input and get involved

## Applicant and Location:

**Applicant:** Design Plan Services on behalf of Triple Crown Line Developments Inc.

**Location:** 15717 and 15505 Airport Road and 0 Innis Lake Road, Caledon East  
Part of Lots 18, 19 and 20, Concession 1 (Albion)  
East side of Airport Road, south of Old Church Road  
Ward 3

**Site Area:** 64.93 ha (160.45 ac)



## When and Where:

Tuesday April 3, 2018

Info Session: 6:00 p.m.

Public Meeting: 7:00 p.m.

Council Chamber, Town Hall,  
6311 Old Church Road,  
Caledon East, L7C 1J6



## Additional Information:

Contact Mary T. Nordstrom,  
Senior Development Planner  
at 905.584.2272 x.4223 or  
mary.nordstrom@caledon.ca

Please visit the Town's website at [www.caledon.ca/development](http://www.caledon.ca/development) or contact the Development Planner to obtain a copy of the location map.

## What are the Proposed Changes?

To create approximately 562 single detached dwelling lots, park blocks, future development blocks and a network of public roads and to amend the Zoning By-law from Agricultural (A1), Environmental Policy Area 2 (EPA-2) and Agricultural – ORM (A1-ORM) to Residential 1 Exception (R1-X), Residential 2 Exception (R2-X) and Open Space (OS) zones. The applicant is also seeking to amend the Official Plan to redesignate a portion of the Open Space Policy Area to Low Density Residential, relocate the Neighbourhood Park to a more central location and increase the permitted net density from 16.6 units per hectare to 22.0 units per hectare.

## Additional Information

A copy of the proposed Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment and additional information and material about the proposed applications are available to the public at the Planning and Development Section at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

## Appeal Procedure:

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision is approved and/or the Official Plan and/or the Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Ontario Municipal Board/Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision is approved and/or the Official Plan and/or the Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board/Local Planning Appeal Tribunal unless, in the opinion of the Board/Tribunal, there are reasonable grounds to do so.

## How to Stay Informed:

If you wish to stay informed of the project described above, or if you wish to be notified of the decision of The Corporation of the Town of Caledon in respect of the proposed Plan of Subdivision, Official Plan Amendment and/or Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario,



6311 Old Church Road  
Caledon, ON L7C 1J6  
[www.caledon.ca](http://www.caledon.ca)

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

L7C 1J6.

**Accessibility**

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at [accessibility@caledon.ca](mailto:accessibility@caledon.ca). Requests should be submitted at least 10 days before the Public Meeting.

**Notice Date:** March 8, 2018

# Public Meeting Information Report

## Community Services Department - Planning & Development

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**Public Meeting:** April 3, 2018 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** Design Plan Services on behalf of Triple Crown Line Developments Inc.

**File No.:** 21T-17004C, RZ 17-06, POPA 17-01

### **The Purpose of a Public Meeting:**

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not be commenting on the proposal or making any recommendations at the Public Meeting. The applications have been appealed to the Ontario Municipal Board. A Planning Report may be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

### **Property Information:**

The subject lands are located at 15717 and 15505 Airport Road and 0 Innis Lake Road in Caledon East. See Schedule "A" – Location Map, attached. The subject lands are approximately 64.93 ha (160.45 ac) in size and are currently occupied by two residential dwellings, a barn and farm-related buildings associated with its historical agricultural use. The surrounding land uses are a commercial plaza and residential to the north; Airport Road and residential to the west; agricultural and rural residential to the south; and, residential to the south and environmental lands (Innis Lake) to the east. Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates a portion of the lands (within the Caledon East Settlement Boundary) as Rural Service Centre and a portion of the lands (outside the Settlement Boundary) as Rural System and Areas of Special Policies on Schedule "D" - Regional Structure. The lands outside the Settlement Boundary are within the Greenbelt Plan Area. The western portion is Protected Countryside and the eastern portion is Natural Core Area within the Oak Ridges Moraine Conservation Plan Area. The Town's Official Plan designates the lands within the Caledon East Settlement Boundary as Low Density Residential and Open Space Policy Area on Schedule D – Caledon East Land Use Plan and designates the lands outside the Caledon East Settlement Boundary as Prime Agricultural Area and Environmental Policy Area on Schedule A – Town of Caledon Land Use Plan. The subject lands are zoned Agricultural (A1), Environmental Policy Area 2 (EPA2), Agricultural – ORM (A1-ORM) and Environmental Policy Area 2 – ORM (EPA2-ORM) in Zoning By-law 2006-50, as amended.

### **Proposal Information:**

Applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment were submitted by Design Plan Services on behalf of Triple Crown Line Developments Inc. to the Town and deemed complete on June 27, 2017.

The applications are proposing to create approximately 562 single detached dwelling lots, park blocks, future development blocks and a network of public road. An amendment to Zoning By-law 2006-50 from Agricultural (A1), Environmental Policy Area 2 (EPA-2) and Agricultural – ORM (A1-ORM) to Residential 1 Exception (R1-X), Residential 2 Exception (R2-X) and Open Space (OS) zones is proposed to



# Public Meeting Information Report

## Community Services Department - Planning & Development

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implement the residential development. The applicant is also seeking to amend the Official Plan to redesignate a portion of the Open Space Policy Area to Low Density Residential, relocate the Neighbourhood Park to a more central location and increase the permitted net density from 16.6 units per hectare to 22.0 units per hectare

### **Consultation:**

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on July 6, 2017.

The subject applications were circulated to external agencies and internal departments for review and comment on June 27, 2017. On November 27, 2017 the applicants appealed the Zoning By-law Amendment Application to the Ontario Municipal Board ("OMB") and on December 29, 2017 the applicants appealed the Official Plan Amendment and Plan of Subdivision Applications to the OMB.

A resubmission is required to address various technical comments received on the first submission, including, but not limited to the following:

- Concerns with the proposed location of the Stormwater Management Pond from policy, environmental and engineering perspectives;
- Proposed grading, retaining walls and noise walls do not meet Town standards;
- Proposed road network does not meet Town/Regional standards, including road widening requirements along Airport Road;
- Proposed servicing does not meet Regional standards;
- Potential impacts to environmental features and buffers for proposed grading;
- Additional environmental assessment is needed;
- A diversity of housing types is required (i.e. currently proposing all single detached units);
- The heritage attributes of the property have not been adequately assessed; and
- Additional justification to establish compliance with the applicable Provincial, Regional and Town policies.

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on March 8, 2018. Signs have been posted on the property.

### **Next Steps:**

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon in respect of the proposed Plan of Subdivision and/or Official Plan Amendment and/or Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of the appeals before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

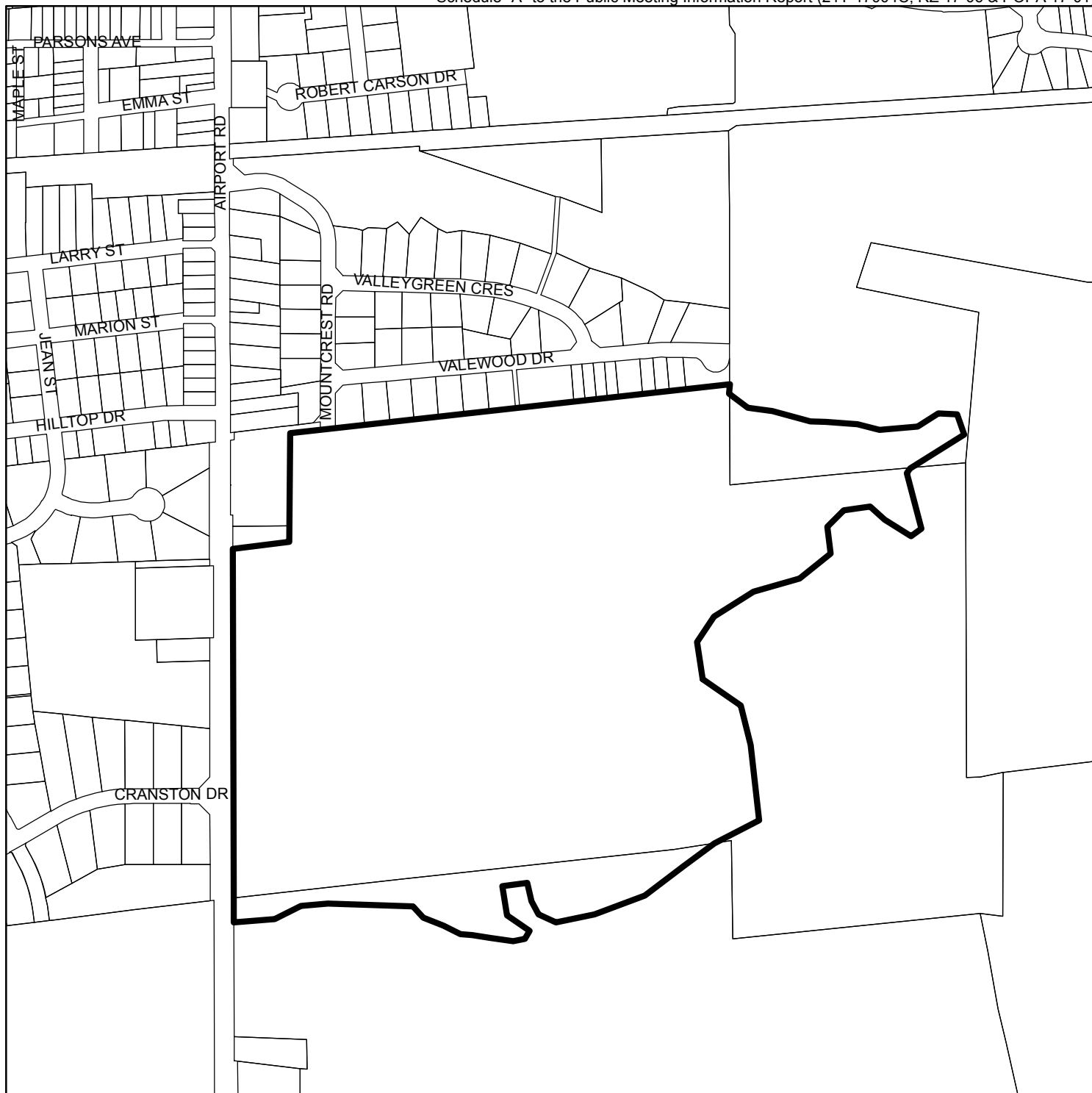
### **Contact:**

For further information, please contact Mary T. Nordstrom, Senior Development Planner at 905-584-2272 ext. 4223 or [mary.nordstrom@caledon.ca](mailto:mary.nordstrom@caledon.ca).

### **Attachments:**

- Schedule A: Location Map
- Schedule B: Aerial Photograph





**Application for Draft Plan of Subdivision,  
Zoning By-law Amendment &  
Official Plan Amendment**  
21T-17004, RZ 17-06 & POPA 2017-01  
Triple Crownline Development Inc.

## LOCATION MAP



Date: March 5, 2018

File No.: 21T-17004, RZ 17-06 &  
POPA 2017-01

15717 & 15505 Airport Road, and 0 Innis Lake Road  
Part Lot 18,19, and 20 of Concession 1 (ALB)





**Application for Draft Plan of Subdivision,  
Zoning By-law Amendment &  
Official Plan Amendment**  
21T-17004, RZ 17-06 & POPA 2017-01  
Triple Crownline Development Inc.

15717 & 15505 Airport Road, and 0 Innis Lake Road  
Part Lot 18,19, and 20 of Concession 1 (ALB)

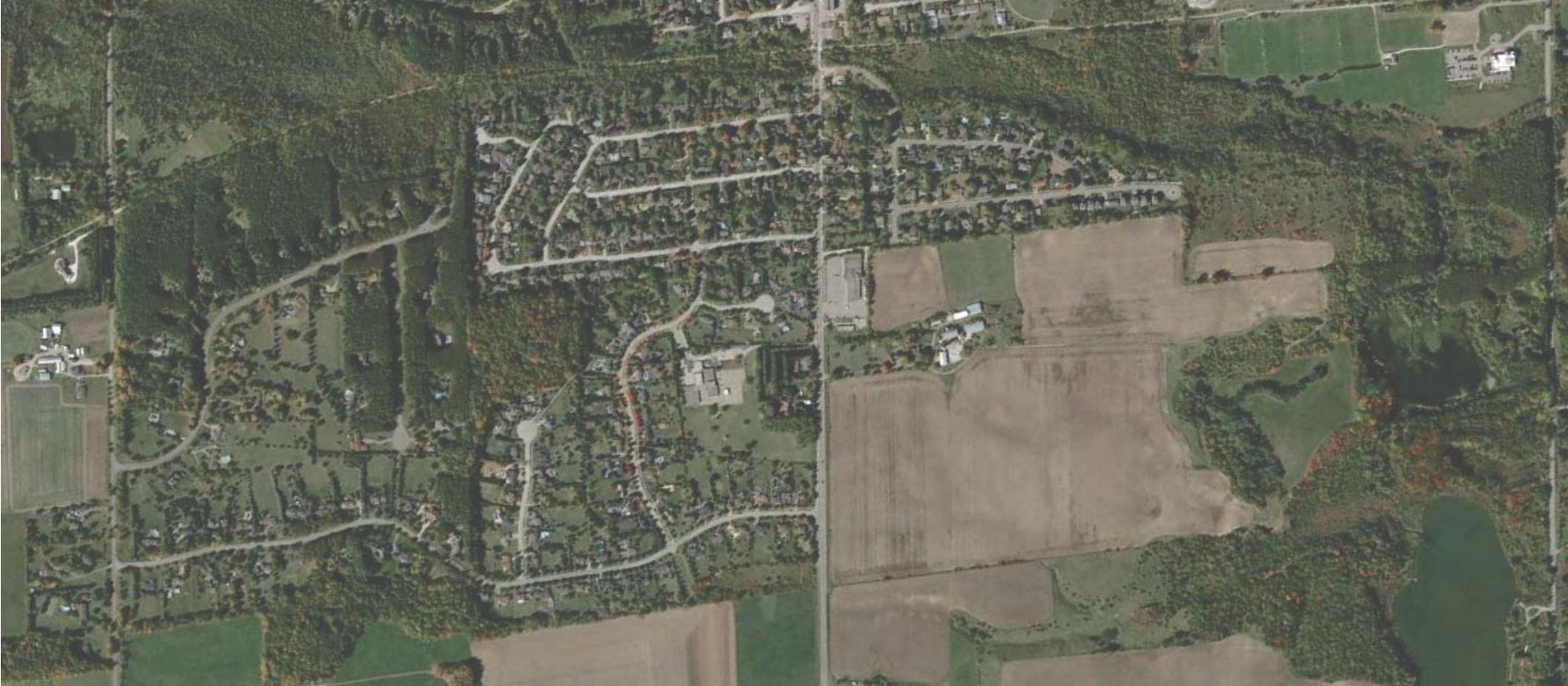
**LOCATION MAP**



Date: March 9, 2018

File No.: 21T-17004, RZ 17-06 &  
POPA 2017-01





# TRIPLE CROWN LINE

## NEIGHBOURHOOD | CALEDON EAST

April 2018

Triple Crown Line Developments, Inc.  
Town File numbers 21T-17004, POPA 17-01, RZ 17-06



# LOCATION OF THE SUBJECT LANDS

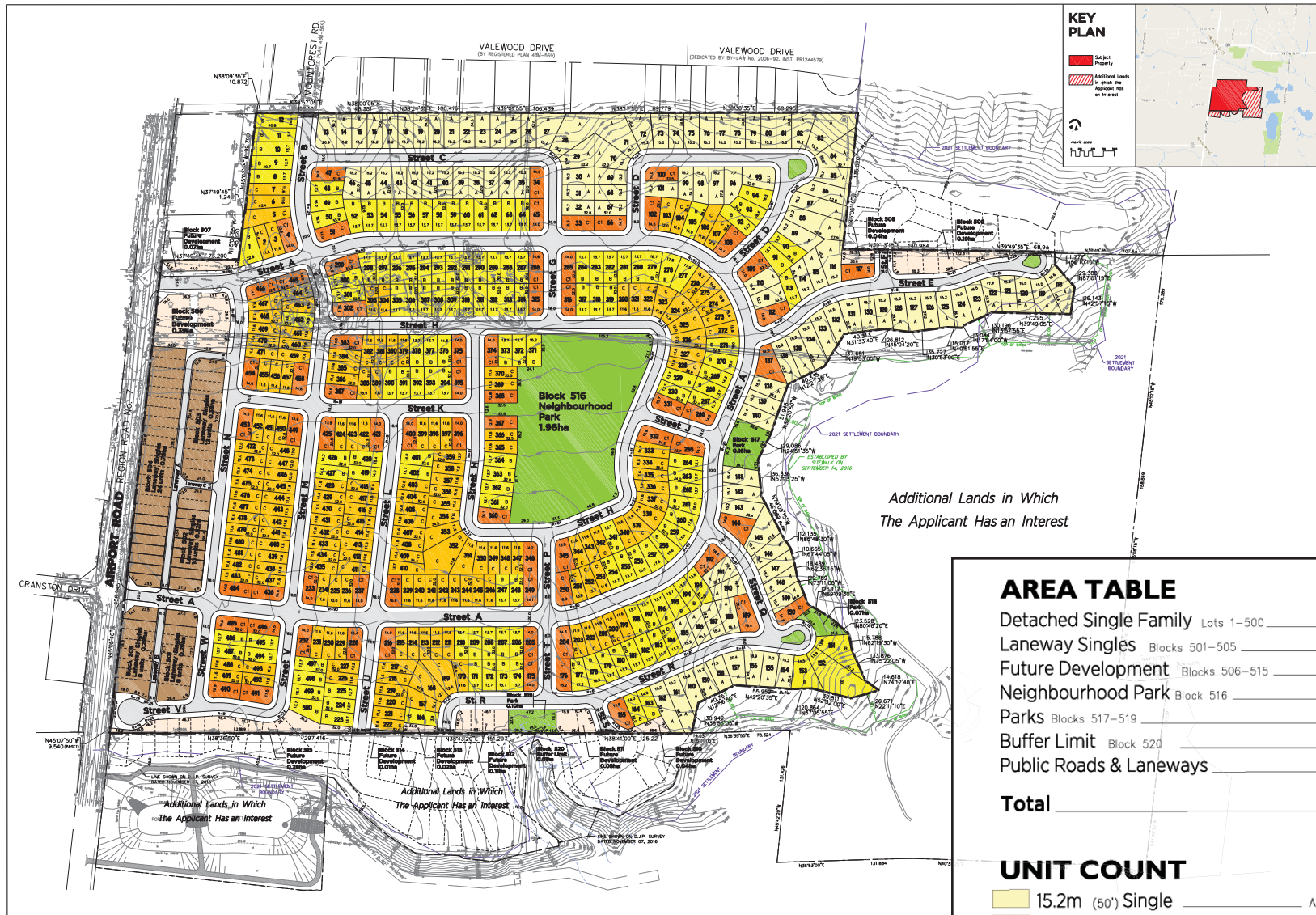
2





# DRAFT PLAN + SITE STATISTICS

3



## KEY PLAN



Additional Lands in Which  
The Applicant Has an Interest

## AREA TABLE

Detached Single Family	Lots 1-500	23.92ha±
Laneway Singles	Blocks 501-505	2.06
Future Development	Blocks 506-515	1.24
Neighbourhood Park	Block 516	1.96
Parks	Blocks 517-519	0.33
Buffer Limit	Block 520	0.01
Public Roads & Laneways		11.16
<b>Total</b>		<b>40.68ha±</b>

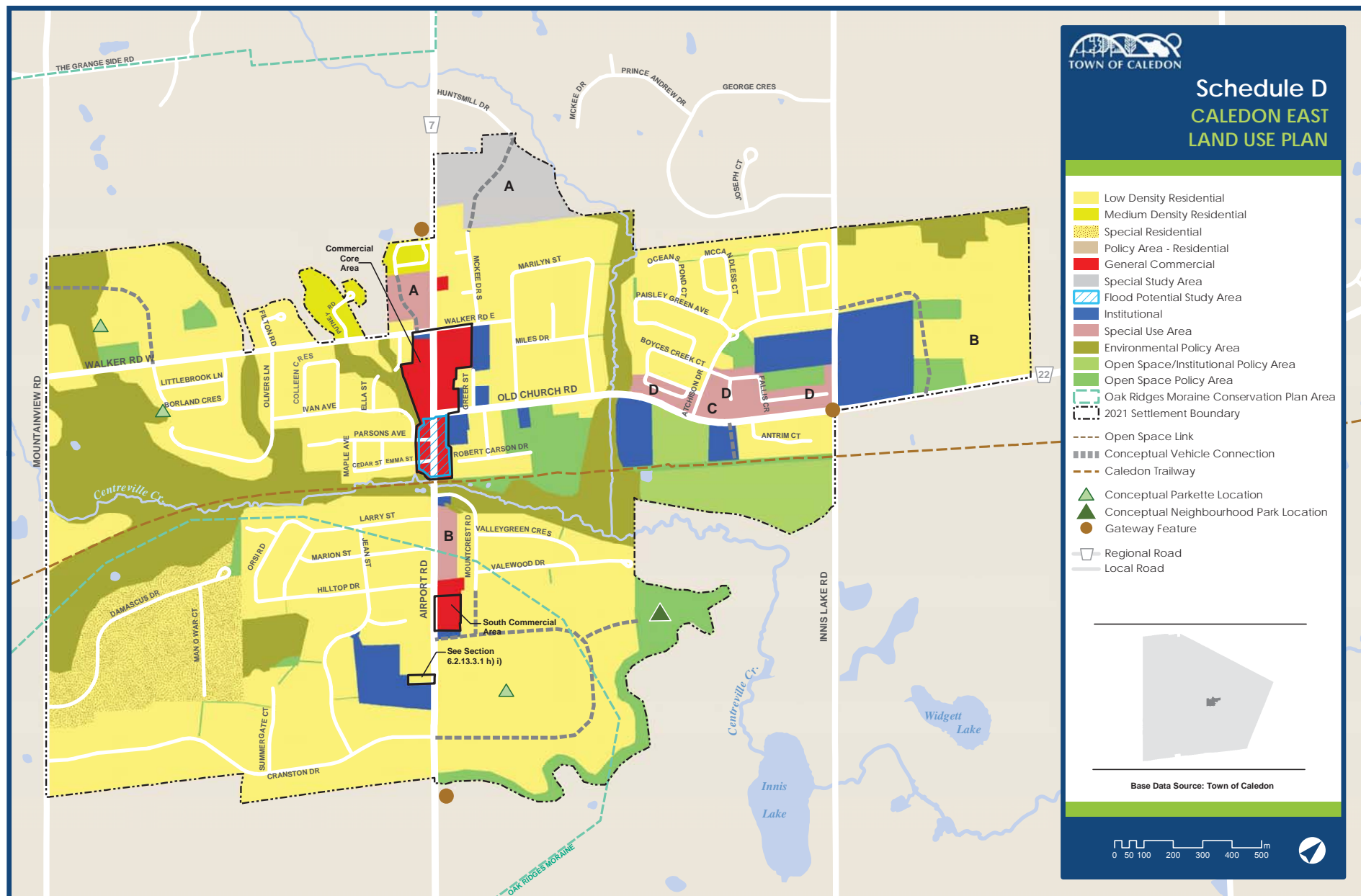
## UNIT COUNT

15.2m (50') Single	A	111u
13.7m (45') Single	B	147
11.6m (38') Single	C	175
11.6m (38') Single (Corner Unit)	C1	67
9.75m(32') Single (Laneway Unit)		62
<b>Total</b>		<b>562u</b>

# CALEDON EAST SECONDARY PLAN

## Land Use Designations:

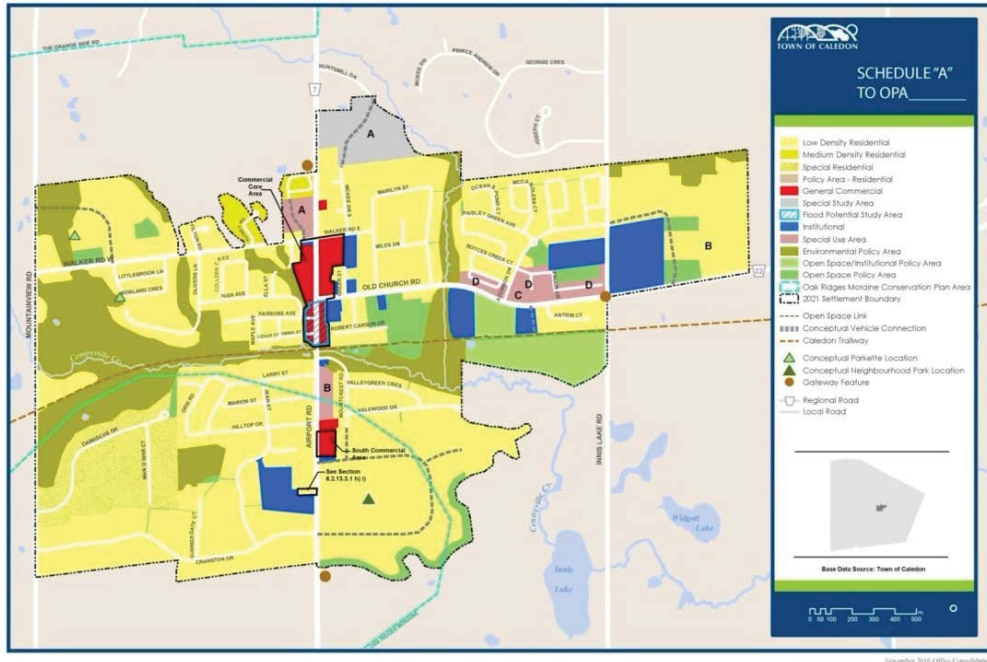
- Low Density Residential
- Open Space Policy Area





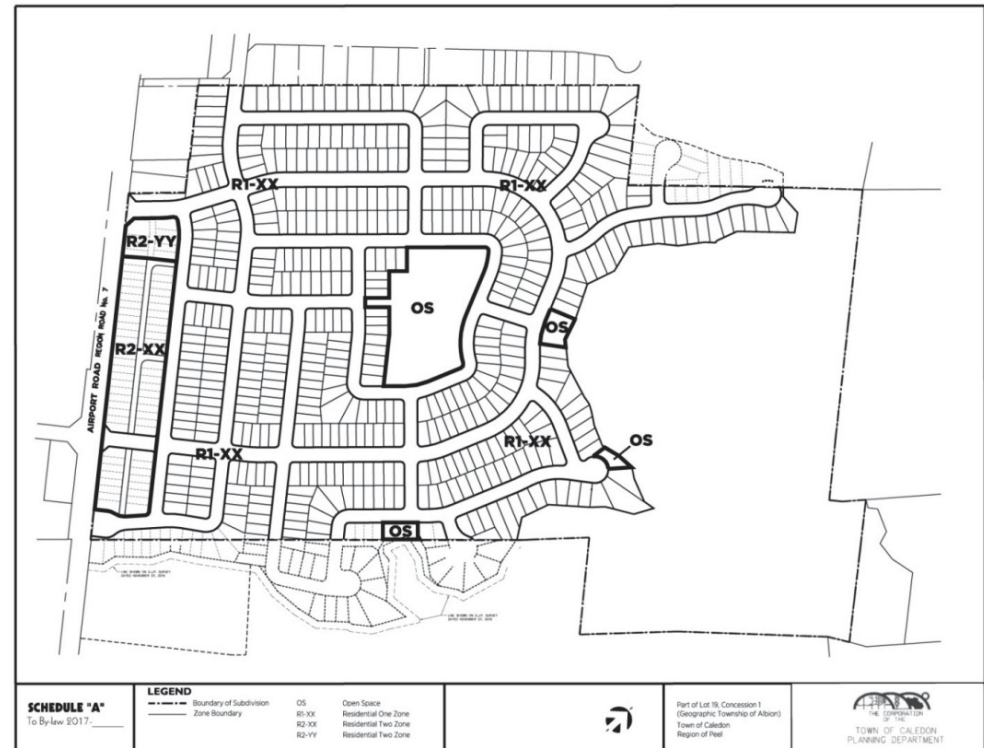
# PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

5



## Proposed Zoning

- Residential Zone (R1-XX)
- Medium Density Residential Zone (R2-XX)
- Medium Density Residential Zone (R2-YY)
- Open Space Zone



# AIRPORT ROAD

6



Airport Road Arterial (26 metre Right of Way)

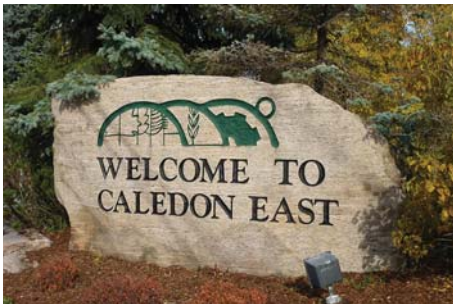




# GATEWAY FEATURE

## Marking the Entrance to Caledon East

- New Location
- Enhanced Arrival Experience
- Traffic Calming Measure
- Trail Head
- Scenic View of Storm Pond





# OPEN SPACE

## Maximizing Community Connectivity, Views and Vistas



# BUILT FORM : Diverse Housing Typologies

9



50' Single



45' Single



Laneway Singles



38' Corner Single



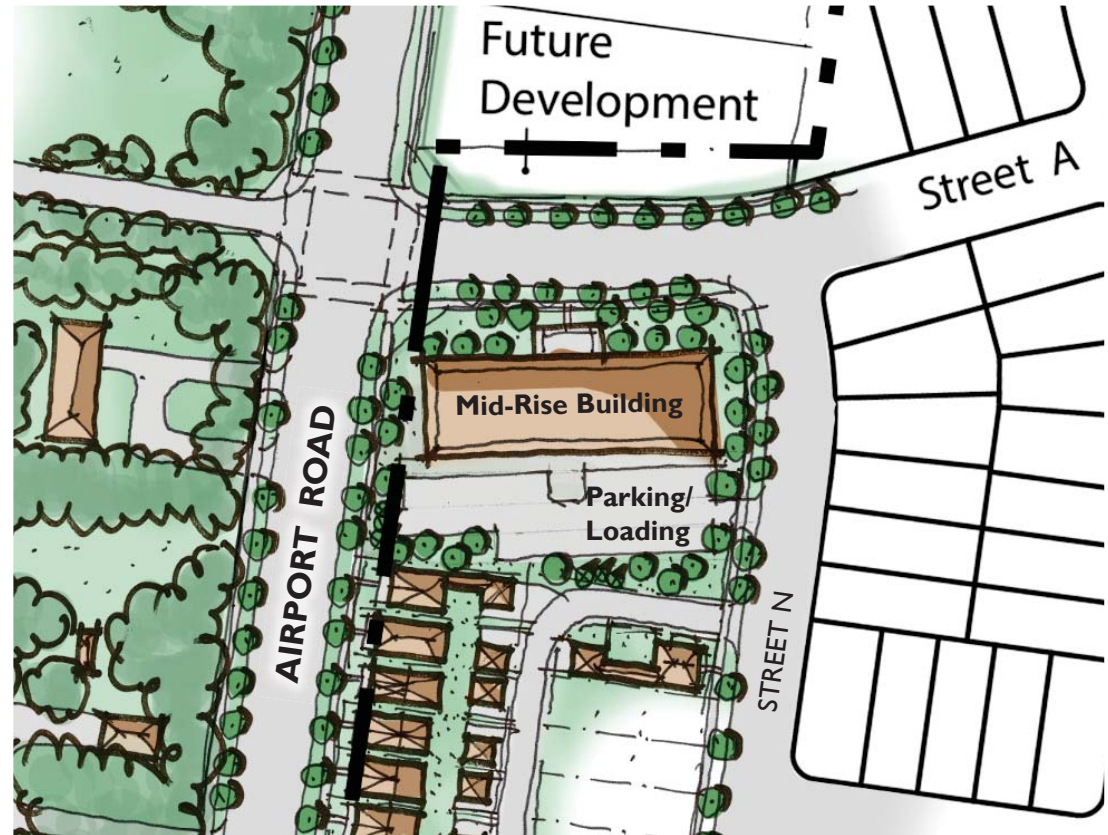
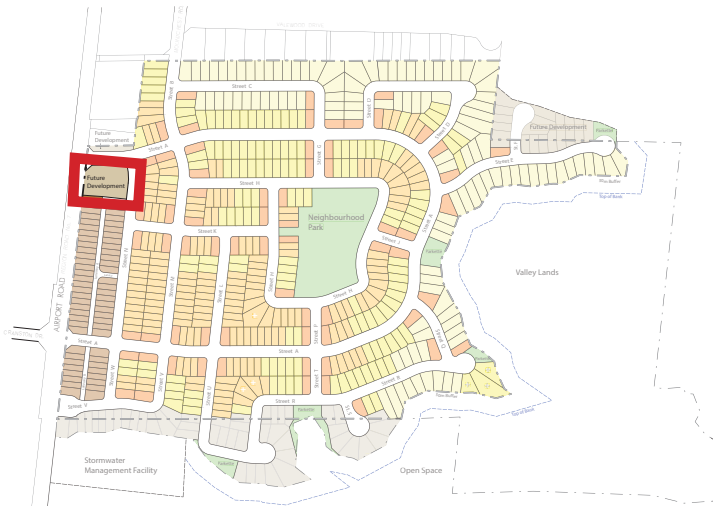
38' Single



# MID-RISE BUILDING

- Located at Main Entry to Community
- Front Entrance Facing Neighbourhood Collector
- Vehicle Access from Local Street
- Supports Age in Place Type Communities
- Close Proximity to Existing Community Amenities

Key Map



# Notice of Public Meeting Zoning By-law Amendment

FILE NUMBER: RZ 17-02

## Community Involvement:

A Public Meeting will be held to consider a proposed Zoning By-law Amendment. This is your way to offer input and get involved.

## Applicant and Location:

**Applicant:** MHBC Planning on behalf of James Dick Construction Limited.

**Location:** Part of Lots 11 to 13, Concession 6 W.H.S.  
(Caledon)  
17869 Winston Churchill Boulevard and 17702 Shaws Creek Road

East side of Winston Churchill Boulevard, West side of Shaws Creek Road, South of Charleston Sideroad, Ward 1

Visit [www.caledon.ca/erinpit](http://www.caledon.ca/erinpit) to obtain a copy of the location map

**Area:** 125 Hectares (309 Acres)



## When and Where:

Tuesday April 3, 2018

Info Session: 6:00 p.m.

Public Meeting: 7:00 p.m.

Council Chamber, Town Hall,  
6311 Old Church Road,  
Caledon East, L7C 1J6



## Additional Information:

Contact Brandon Ward, Senior Development Planner,  
905.584.2272 x.4283 or  
[Brandon.ward@caledon.ca](mailto:Brandon.ward@caledon.ca)

## What are the Proposed Changes?

To amend Zoning By-law 2006-50 and re-zone portions of the subject lands from the current Agricultural (A1) zone to a site-specific Extractive Industrial zone (MX-X) to permit a proposed new gravel pit operation known as the "Erin Pit Expansion – Caledon Side". The proposed operation intends to function as a physical expansion to the existing Erin Pit operation which is located directly across Winston Churchill Boulevard in the Town of Erin. The Erin Pit Expansion – Caledon Side proposes to transition processing activities from the existing Erin Pit operation into the proposed new operation within the Town of Caledon. The proposed operation will extract aggregate materials below the groundwater table at a maximum combined annual rate of 1.8 million tonnes per year, in conjunction with the existing Erin Pit.

## Additional Information:

Visit [www.caledon.ca/erinpit](http://www.caledon.ca/erinpit) to review the proposed Zoning By-law Amendment and additional information and material about the application. Copies of the application documents will also be available for the public to review at the Community Services, Planning and Development Department counter at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

## Appeal Procedure:

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before a proposed Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Ontario Municipal Board / Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before a proposed Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board / Local Planning Appeal Tribunal unless, in the opinion of the Board / Tribunal, there are reasonable grounds to do so.

## How to Stay Informed:

If you wish to stay informed of the project described above or you wish to be notified of the decision of The Corporation of the Town of Caledon in respect of the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

## Accessibility:

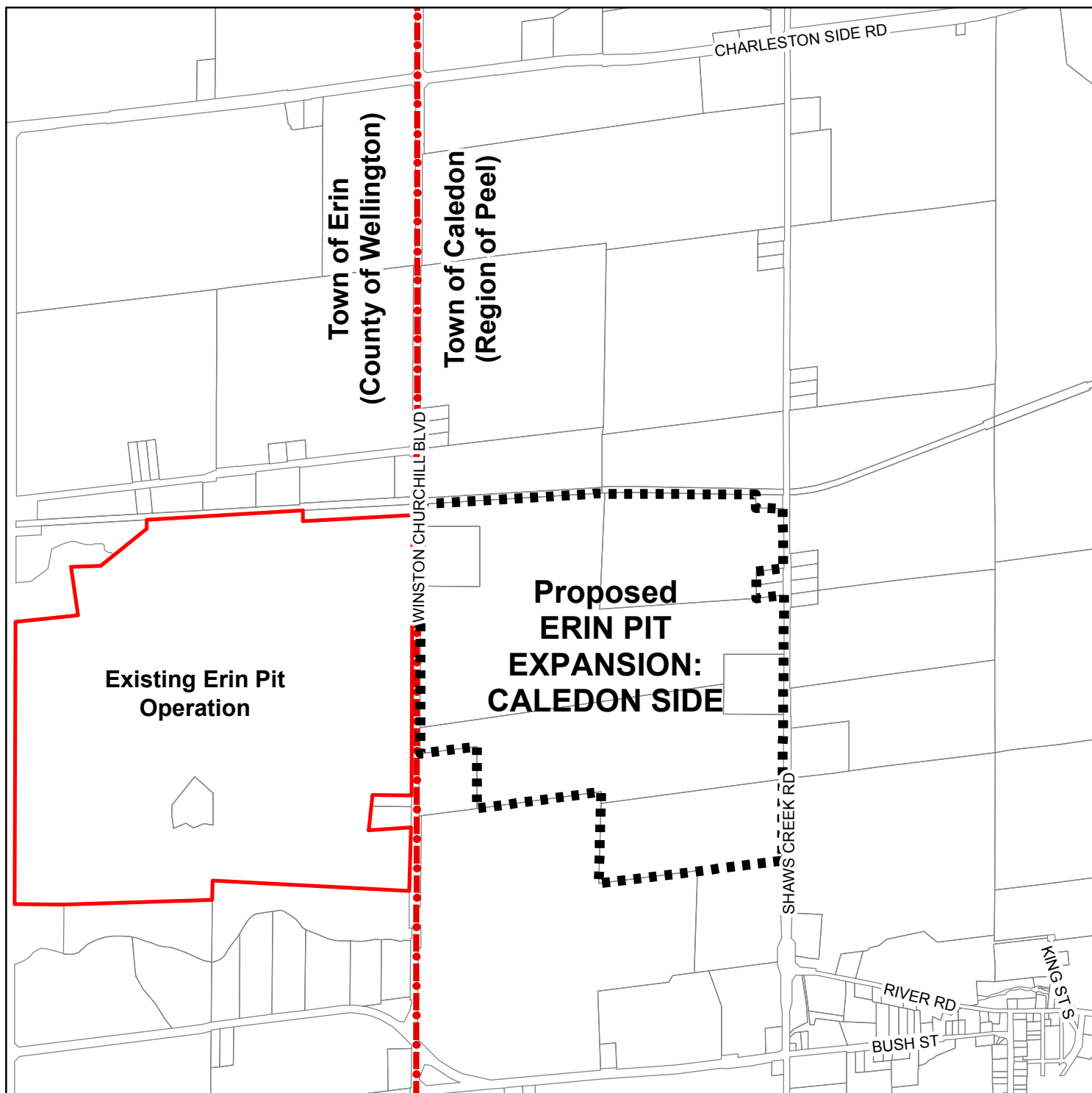
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**Notice Date:** March 8, 2018






6311 Old Church Road  
Caledon, ON L7C 1J6  
[www.caledon.ca](http://www.caledon.ca)

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325



**James Dick Construction Ltd.**  
**Proposed Erin Pit Expansion: Caledon Side**  
 17869 Winston Churchill Boulevard and  
 17702 Shaws Creek Road  
 Part of Lots 11 to 13, Concession 6 W.H.S.

**Legend**

-  Proposed ERIN PIT EXPANSION: CALEDON SIDE
-  Town of Caledon Boundary
-  Existing Erin Pit (MNR Licence #5602)

**LOCATION MAP**



Date: March 8, 2018

File No.: RZ 17-02



# Public Meeting Information Report

## Community Services Department – Planning and Development

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**Public Meeting:** Tuesday April 3, 2018 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** MHBC Planning on behalf of James Dick Construction Limited

**File No.:** RZ 17-02

### **The Purpose of a Public Meeting:**

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their applications to the public and Council, to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the applications at a Public Meeting. This application has been appealed to the Ontario Municipal Board. A Planning Report may be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

### **Property Information:**

The subject properties are collectively 139.2 hectares (344) acres in area and are located within the Town of Caledon, northwest of Belfountain and east of Erin Village. The subject properties are specifically bound by Winston Churchill Boulevard to the west and Shaws Creek Road to the east (refer to Schedule 'A' – Location Map, attached). The area within the subject properties proposed to be licenced is approximately 125.2 hectares (309 acres) and is the area subject to this application (herein after referred-to as the "subject lands").

The subject lands are currently used for agriculture and contain a farmhouse with a barn, shed and ancillary structures which are located off Winston Churchill Boulevard. A deciduous woodlot is located in the southeastern corner of the subject lands, adjacent to Shaws Creek Road. Surrounding land uses include: an existing licenced gravel pit operated by James Dick Construction Limited ("JDCL") referred-to as the Erin Pit (MNRF Licence No. 5602) to the west of the subject lands (opposite Winston Churchill Boulevard); rural residential dwellings and agricultural uses along Shaws Creek Road to the east; the Elora-Cataract Trailway and agricultural uses to the north; and wooded areas with the West Credit River and associated natural heritage features to the south. See Schedule 'B' - Aerial Photograph, attached.

Within the **Greenbelt Plan (2017)**, the subject lands are located within the *Agricultural System* of the *Protected Countryside Area* and are subject to the *Natural Heritage System* overlay designation.

The **Niagara Escarpment Plan (NEP)** Area is located to the south and east of the subject lands and are designated *Escarpment Rural Area*.

The **Region of Peel Official Plan** designates the lands as part of the *Rural System* on Schedule "D" (Regional Structure). A portion of the subject lands are located within the Core Areas of the Greenlands System on Schedule 'A' (Core Areas of the Greenlands System in Peel). The lands are also designated within the *High Potential Mineral Aggregate Resource Area* (HPMARA) on Schedule "C" (High Potential Mineral Aggregate Resource Area).

# Public Meeting Information Report

## Community Services Department – Planning and Development

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The **Town of Caledon Official Plan** designates the lands as *Extractive Industrial Area* on Schedule “A” (Town of Caledon Land Use Plan). Schedule “S” (The Greenbelt in Caledon) of the Town’s Official Plan designates the subject property as within the *Protected Countryside* and the *Natural Heritage System* designations of the Greenbelt Plan. The site is also identified as Sand and Gravel Resource Lands (Resource Area 5a) within the *Caledon High Potential Mineral Aggregate Resource Area (CHPMARA)* on Schedule “L” (CHPMARA Prioritization Plan).

The subject lands are zoned *Agricultural (A1)* and in **Zoning By-law 2006-50**, as amended.

### **Proposal Information:**

The applicant, James Dick Construction Limited (“JDCL”), is proposing to establish a new gravel pit extraction operation referred to as the “Erin Pit Expansion – Caledon Side”. The proposed new operation is referred to as the Erin Pit Expansion – Caledon Side because it intends to function as a physical extension to the existing Erin Pit operation (MNRF Licence No. 5602) located adjacent to the west of the subject lands, on the opposite side of Winston Churchill Boulevard.

**The existing Erin Pit operation** is approximately 132.3 hectares (327) acres in size and extraction is currently ongoing in Phase 6 out of 9 intended operational phases. An existing processing plant is centrally located within this operation. The entrance to this pit is on Winston Churchill Boulevard, across from the subject lands. Large areas of this operation have been extracted and rehabilitated as open water, vegetated side slope areas and nodal wetland features. The applicant estimates that the remaining gravel reserves within the Erin Pit operation will sustain an additional 10-years of operational life for this operation.

**The new Caledon operation**, i.e. the Erin Pit Expansion – Caledon Side proposes a new licence area of approximately 125.2 hectares (309 acres), with approximately 112.1 hectares (277 acres) within the licence area proposed for extraction. Extraction within this Caledon side operation is proposed to commence at the western portion of the site that would provide a suitable area for excavating a tunnel beneath Winston Churchill Boulevard for an inter-pit conveyor system. Material extracted from the new Caledon side operation would be transported through this new conveyor system to the existing Erin Pit processing area, where it would be processed and shipped to markets via the current site entrance and haul road system in place for the Erin Pit operation. Prior to, and until the conveyor system is established, the applicant is proposing to transport material extracted in the early stages of the new Caledon operation via trucks across Winston Churchill Boulevard to be processed at the existing Erin Pit. Once all extraction has been depleted at the Erin Pit and sufficient area is available on the pit floor of the new Caledon side operation, the Erin Pit processing plant will be relocated to the Caledon side operation (or a new plant constructed, depending on the condition of the existing facility). The processing activities that are proposed to eventually occur within the new Caledon side operation consist of product washing, screening, sorting, blending and stockpiling, which are consistent with the processing activities currently underway within the Erin Pit operation.

Extraction is proposed to occur to a maximum depth below the established groundwater table. The maximum depth of extraction ranges between 12m in the northwest portion of the site to 27 metres in the eastern portion of the site, below ground surface. The applicant estimates that the subject lands contain approximately 35 million tonnes of significant sand and gravel resources within the proposed limits of extraction. The proposed maximum tonnage that can be extracted from the site in any given calendar year is 1.8 million tonnes combined with the existing Erin Pit operation (the current maximum annual tonnage for the Erin Pit operation is 925,000 tonnes per year). The proposed rehabilitation of the site will

# Public Meeting Information Report

## Community Services Department – Planning and Development

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consist of a lake (approximately 82 hectares) in area with a reforested area within the southern portion of the site. Please see Schedule “C” – Proposed Operation Plan and Rehabilitation Plan, attached.

### **Zoning By-law Amendment application**

On April 6, 2017, the Town of Caledon received a Zoning By-law Amendment application (File: RZ 17-02) submission from MHBC Planning on behalf of JDCL for the subject lands. This application was deemed complete by the Town on July 5, 2017. The Zoning By-law amendment intends to re-zone the subject lands from Agriculture (A1) to Extractive Industrial with Exceptions (MX-X). The Extractive Industrial with Exceptions zone proposes site-specific standards for maximum building area to recognize the existing farmhouse to remain on site, as well as the barn and shop that will also remain on the property during operations, but for a temporary period. Documents submitted to the Town with this application for review include the following:

- **Aggregate Resources Act Site Plans**, prepared by MHBC Planning Ltd.:
  - Existing Features (1 of 5)
  - Operational Plan (Sequence of Operations) (2 of 5)
  - Operational Plan (Phase Diagrams) (3 of 5)
  - Rehabilitation Plan (4 of 5)
  - Cross Section Plan (5 of 5)
- **Air quality Assessment:** Proposed Erin Pit Extension, prepared by RWDI Air Inc., dated December 20, 2016;
- **Cultural Heritage Survey**, prepared by MHBC Planning Ltd., dated June 2016;
- **Hydrogeological Impact Assessment**, prepared by Harden Environmental Services Limited, dated December 16, 2016;
- **Level II Natural Environment Technical Report**, prepared by GWS Ecological & Forestry Services Inc., dated December 2016;
- **Noise Impact Study**, prepared by HGC Engineering Ltd., dated December 12, 2016;
- **Planning Report & ARA Summary Statement**, prepared by MHBC Planning Ltd., dated December 2016;
- **Stage 1-2 Archaeological Assessment**, prepared by York North Archaeological Services Inc., dated March 21, 2016;
- **Transportation Impact Study**, prepared by Paradigm Transportation Solutions Ltd., dated November 2016;
- **Visual Impact Report**, prepared by MHBC Planning Ltd., dated November 2016;

### **Aggregate Resources Act Licence Application**

In addition to the Zoning By-law Amendment application, JDCL has submitted a concurrent application to the Ministry of Natural Resources and Forestry (MNR) for a licence under the Aggregate Resources Act (ARA) to facilitate the proposed operation (Category 1, Class ‘A’ Licence - Pit Below Water). This licence application was deemed complete by the MNR on March 29, 2017. The applicant subsequently initiated their public notification and consultation period as required by the ARA, which included: issuing notice to surrounding property owners within 120 metres of the subject lands; posting notification signage on the subject property; publishing a notice in the local newspaper; and hosting a public open house for the proposal which was held on July 27, 2017.

# Public Meeting Information Report

## Community Services Department – Planning and Development

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### **Consultation:**

**Notice of Application:** In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and placed in the Caledon Citizen, Caledon Enterprise and Erin Advocate newspapers on July 13, 2017 and a sign was posted on the property on July 17, 2017.

**Notice of Public Meeting:** In accordance with the *Planning Act* and with Council Resolution 2017-89, the Notice of Public Meeting was mailed to all landowners within 500m (1,640 ft) of the subject lands. In addition, the Notice was posted on the Town's website and placed in the Caledon Enterprise and Erin Advocate newspapers on March 8, 2018.

All notice materials and application submission documentation have been posted on a webpage within the Town's website that has been dedicated to this application: [www.caledon.ca/erinpit](http://www.caledon.ca/erinpit).

**Agency/Department Review:** The application and supporting submission documents were recently circulated to external agencies and internal departments for review and comment on September 21, 2017.

### **Detailed comments have been provided by the following agencies/departments:**

- County of Wellington
- Credit Valley Conservation
- Niagara Escarpment Commission
- Region of Peel
- Town of Erin
- Town of Caledon internal departments:
  - Finance and Infrastructure Services, Engineering Services Department - Transportation
  - Community Services, Planning and Development Department – Development Engineering
  - Community Services, Open Space Design
  - Community Services, Policy & Sustainability
  - Community Services, Heritage
  - Community Services, Urban Design
  - Community Services, Planning and Development Department, Zoning Administration
  - Community Services, Planning and Development Department – Development Planning

Based on the comments provided by the foregoing agencies and departments, additional information and revised submission documentation are required to address various technical comments received on the first submission. These comments are summarized to include, but are not limited to the following:

- Concerns with the proximity of the proposed extraction operation to the West Credit River and associated valley which includes potential wetland areas, significant woodlands, provincially significant Dufferin Lake Life Sciences ANSI and Dufferin Lake Environmentally Significant Area;
- Concerns that the proposed extraction operation has the potential to alter groundwater levels, water quality and temperatures and thereby cause impacts to both adjacent and nearby significant natural features that depend on groundwater input;
- Clarification regarding the proximity of the proposed operation and extraction activities relative to the Escarpment Brow coinciding with the top-of-bank of the West Credit River;

# Public Meeting Information Report

## Community Services Department – Planning and Development

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- Geotechnical and pavement investigations to identify any road infrastructure improvements required to support the proposal;
- Additional traffic impact analysis is required and is to include revised assumptions, background traffic growth rates, a signal warrant analysis and an evaluation of collision records on surrounding roadways;
- Clarification regarding the modelling and findings contained within the Air Quality Study;
- Request for a comprehensive monitoring plan and contingency plan to be provided with the Hydrogeological study;
- Requests for conveyance of appropriate road widening lands along Shaws Creek Road as part of any approvals contemplated for this application;
- The applicant is to confirm the intended ownership of the subject lands post-extraction;
- Modifications are required to the proposed vegetation plantings shown on the Operations Plan and Rehabilitation Plan;
- A requirement to establish a Public Liaison Group is to be implemented as note on the Operations Plan as part of the Aggregate Resources Act licence application;
- A note is to be added to the Operations Plan requiring the completion of a conservation plan to the satisfaction of the Town prior to operations;
- Additional modifications requested to the Operations Plan and Rehabilitation Plan with respect to operational phasing, disturbed area, timing and implementation of the conveyor system and haul route access;
- An assessment of the new 2017 Growth Plan and 2017 Greenbelt Plan with respect to the proposed operation.

The Town is retaining external consultants to conduct peer reviews of the following reports submitted with the application:

- Air Quality Assessment
- Visual Impact Report
- Noise Impact Study
- Hydrogeological Impact Assessment

### **The following agencies/departments expressed no concerns with the application:**

- Enbridge Gas Distribution Inc.
- Hydro One Networks Inc.
- Rogers Communications
- Town of Caledon internal departments:
  - Corporate Services, Legal Services
  - Finance and Infrastructure Services, Finance

### **Comments from the following agencies/departments remain outstanding:**

- Ontario Provincial Police - Caledon Detachment
- Municipal Property Assessment Corporation (MPAC)
- Ministry of Natural Resources and Forestry (MNRF)
- Ministry of Environment and Climate Change (MOECC)



# Public Meeting Information Report

## Community Services Department – Planning and Development

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**Ontario Municipal Board Appeal:** On December 13, 2017 the applicant appealed the Zoning By-law Amendment application to the Ontario Municipal Board (“OMB”) for failure of the Town to make a decision on the application.

### **Next Steps:**

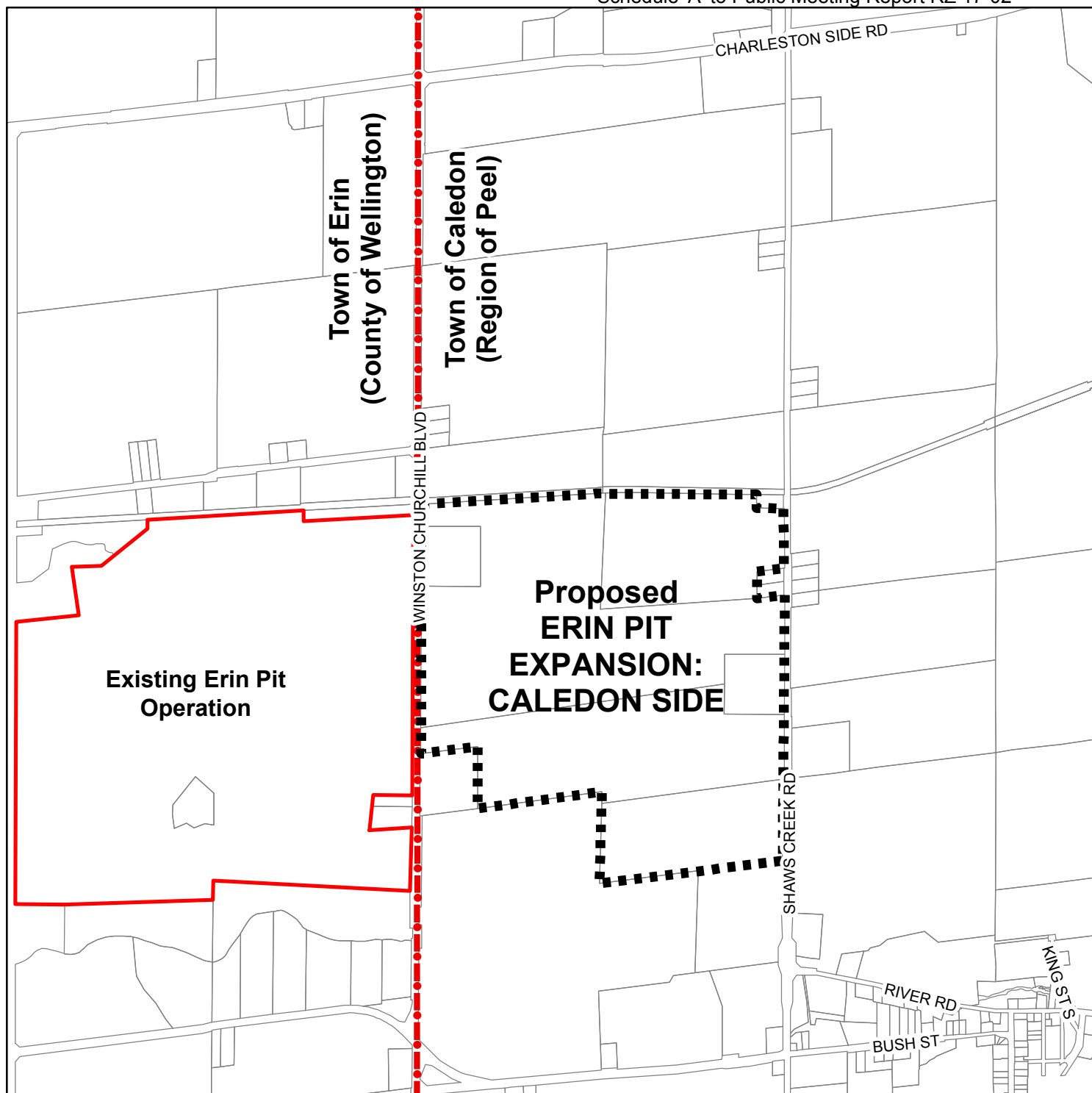
If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the proposed Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of the appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

### **Contact:**

For further information, please contact Brandon Ward, Senior Development Planner at 905-584-2272 ext. 4283 or [brandon.ward@caledon.ca](mailto:brandon.ward@caledon.ca).




### **Attachments:**

- Schedule ‘A’: Location Map
- Schedule ‘B’: Aerial Photograph
- Schedule ‘C’: Proposed Operation Plan and Rehabilitation Plan



**James Dick Construction Ltd.**  
**Proposed Erin Pit Expansion: Caledon Side**  
 17869 Winston Churchill Boulevard and  
 17702 Shaws Creek Road  
 Part of Lots 11 to 13, Concession 6 W.H.S.

**Legend**

-  Proposed ERIN PIT EXPANSION: CALEDON SIDE
-  Town of Caledon Boundary
-  Existing Erin Pit (MNR Licence #5602)

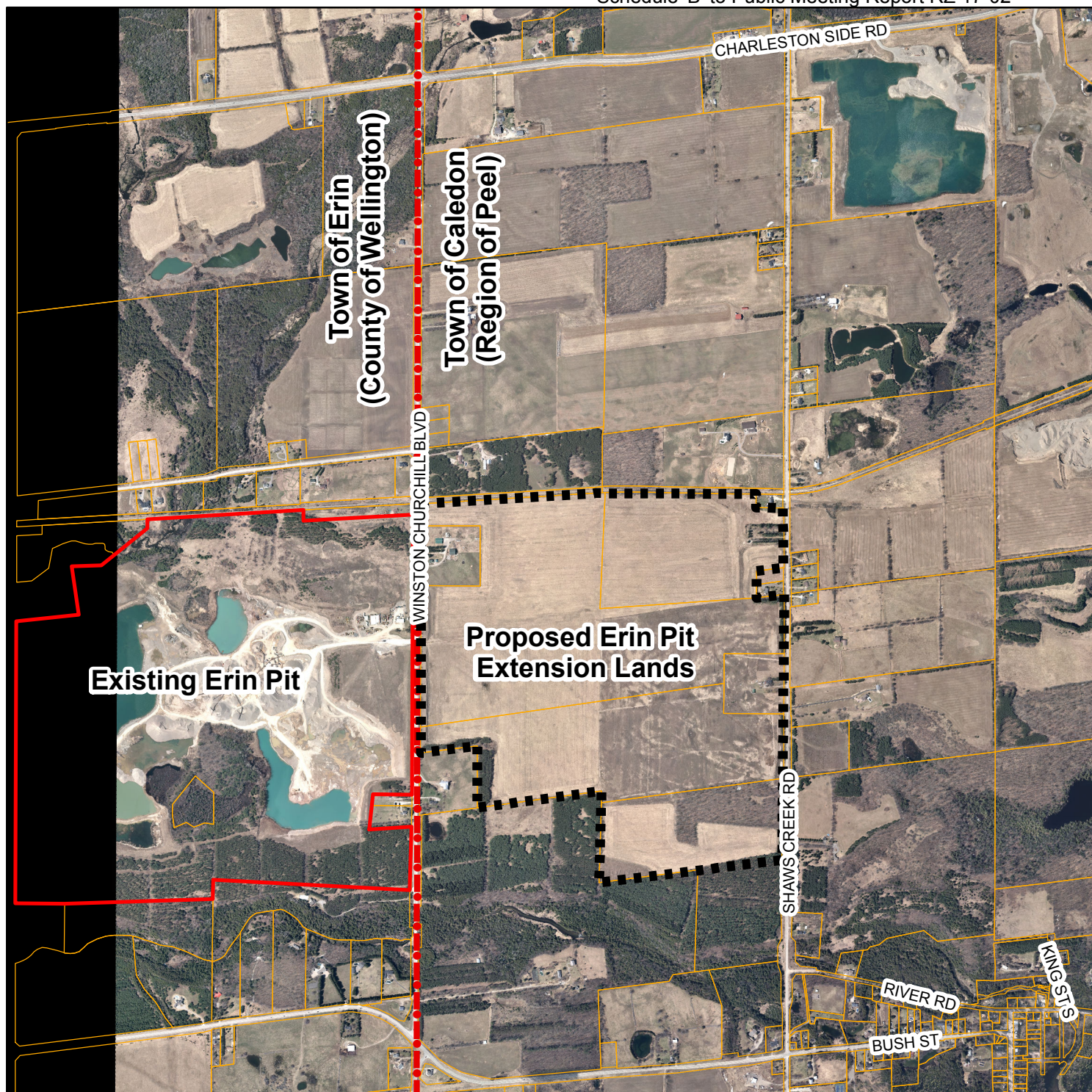
**LOCATION MAP**



Date: March 8, 2018




File No.: RZ 17-02





**James Dick Construction Ltd.**  
**Proposed Erin Pit Expansion - Caledon Side**  
 17869 Winston Churchill Boulevard and  
 17702 Shaws Creek Road  
 Part of Lots 11 to 13, Concession 6 W.H.S.

**Legend**

-  Proposed Erin Pit Extension Lands
-  Town of Caledon Boundary
-  Existing Erin Pit (MNR Licence #5602)

**AERIAL PHOTO**

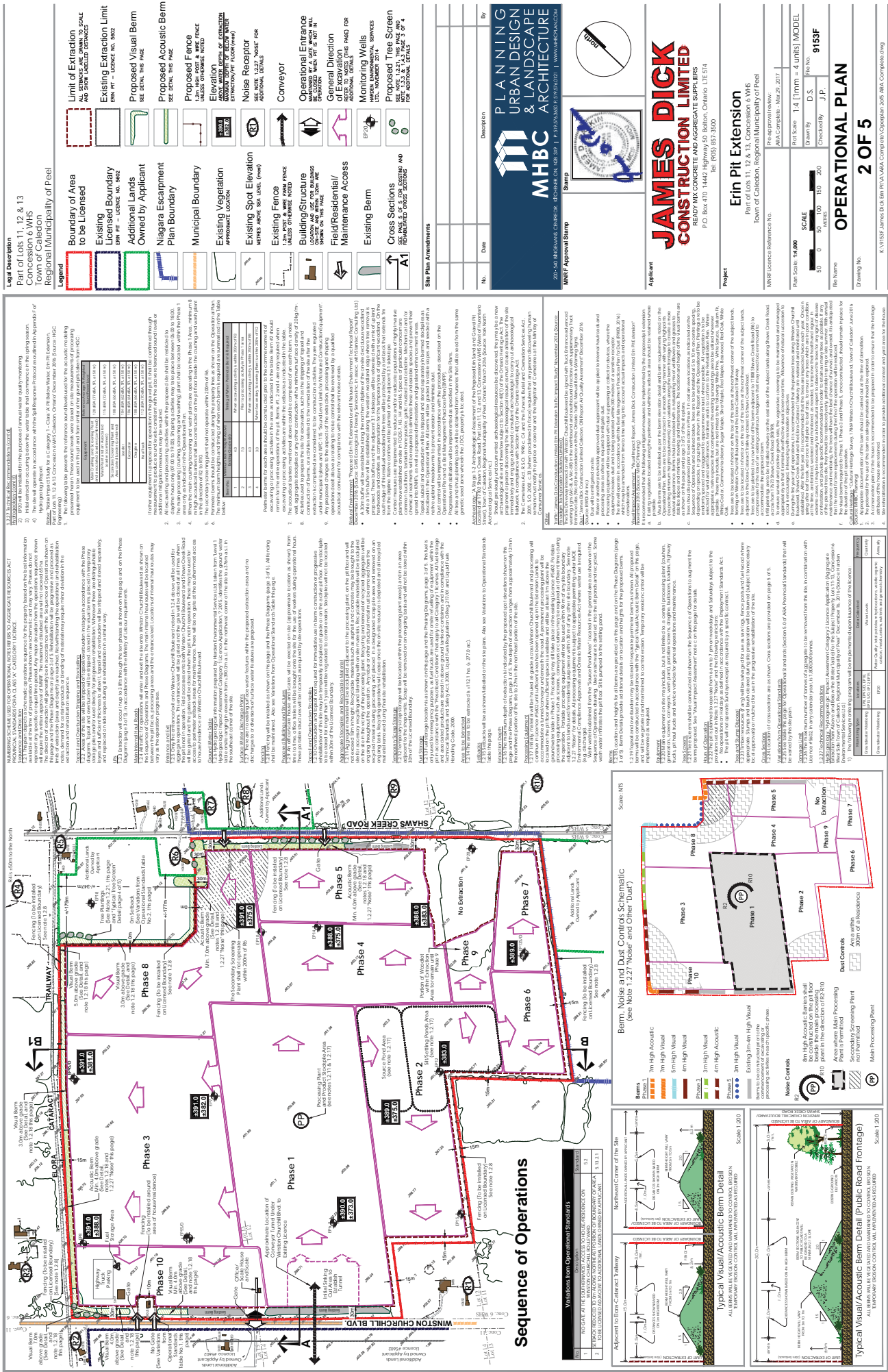


Date: July 7, 2017

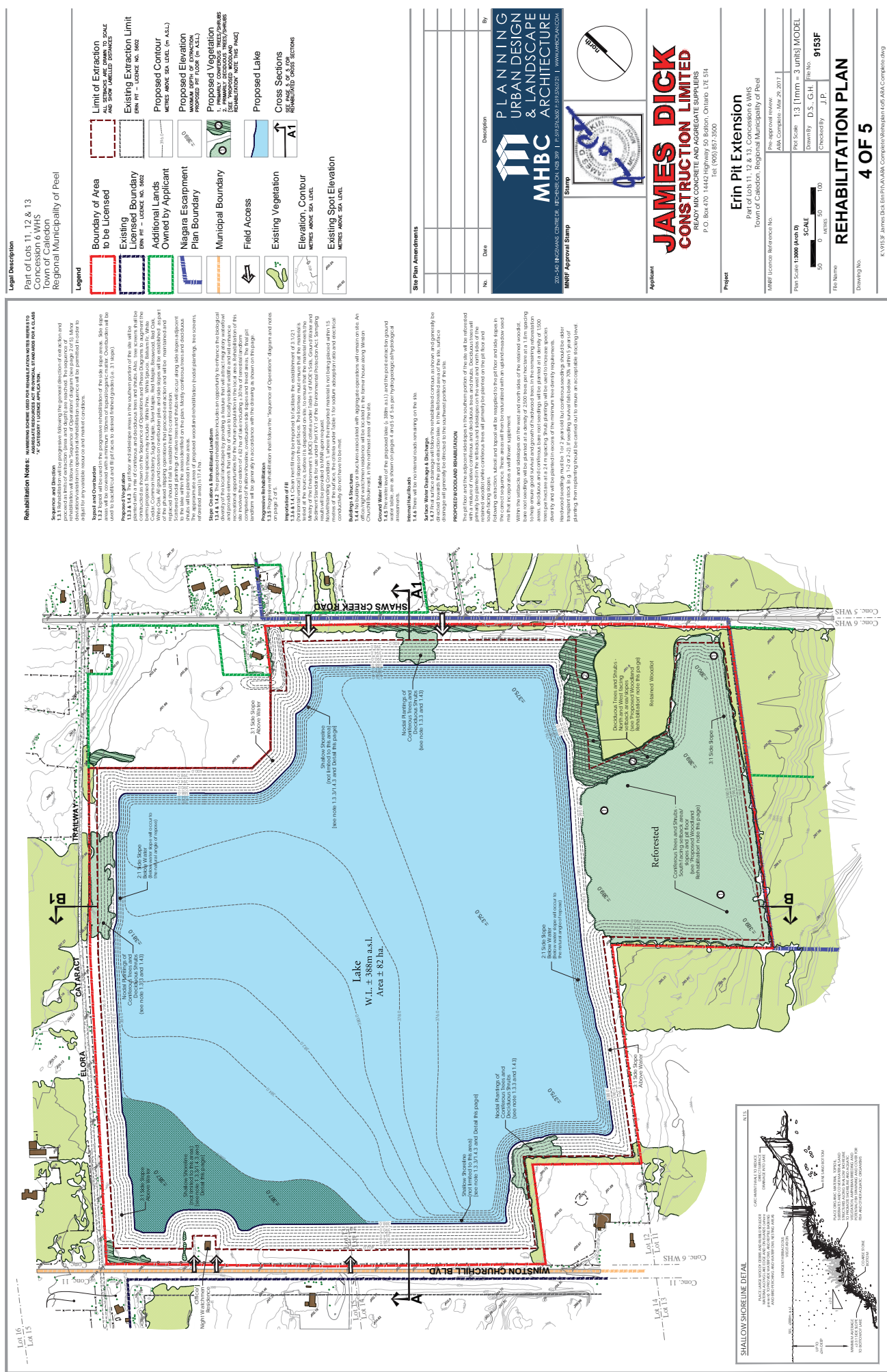
File No.: RZ 17-02



## Schedule 'C' to Public Meeting Report RZ 17-02



## Schedule 'C' to Public Meeting Report RZ 17-02



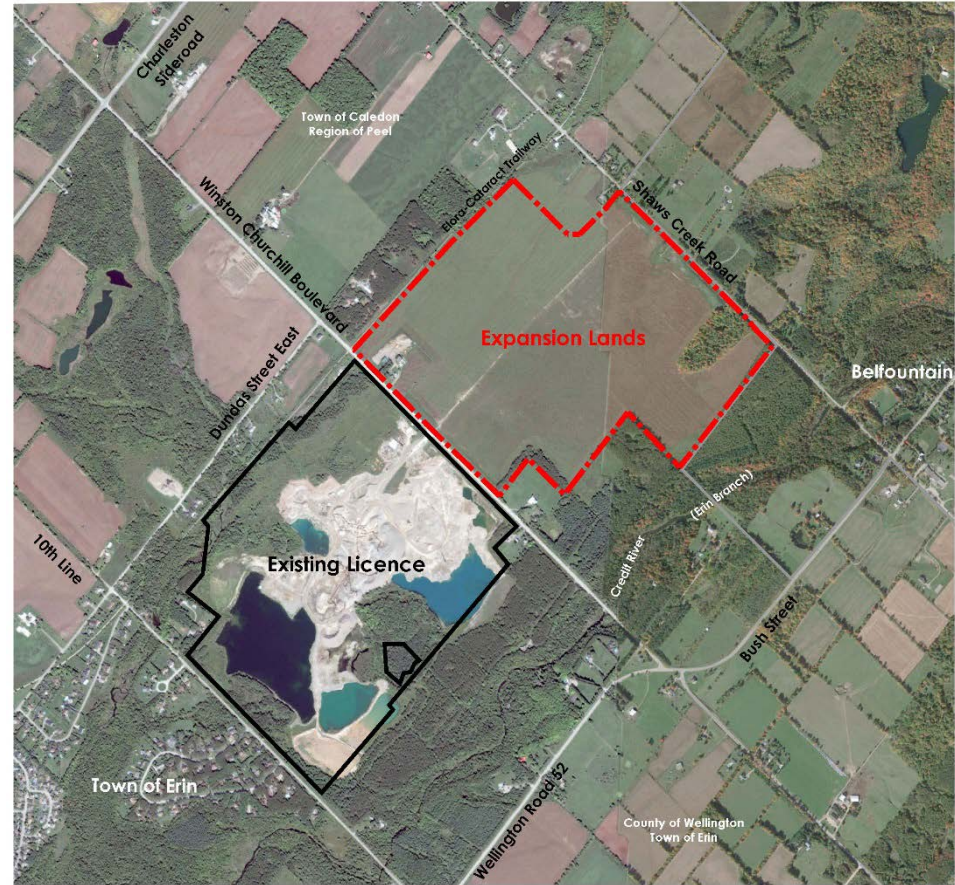


# James Dick Construction Limited (JDCL)

## Erin Pit Expansion (Caledon Side)

### Public Meeting

April 3, 2018 | Town Hall, Caledon East





Supporting Our Community

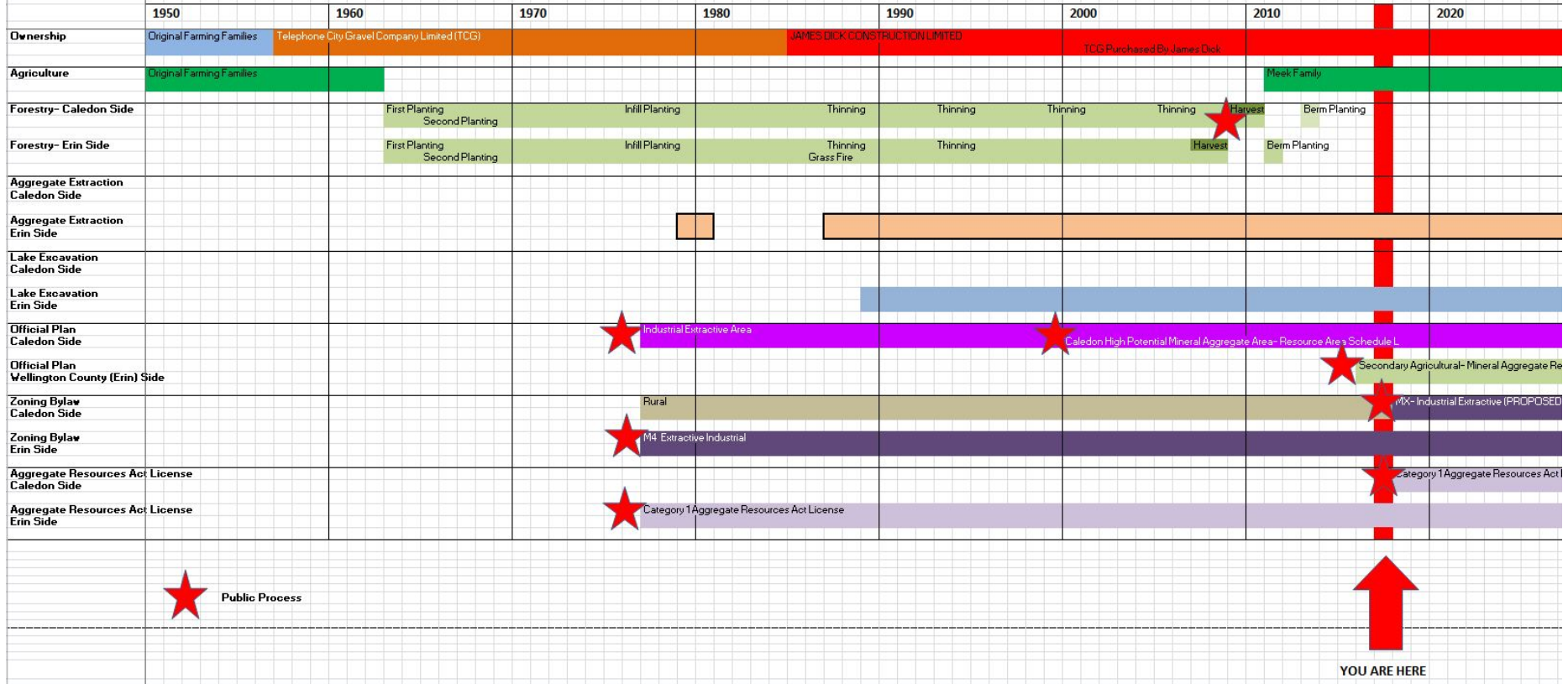
**JAMES DICK**  
**CONSTRUCTION LIMITED**

Building Ontario Since 1964

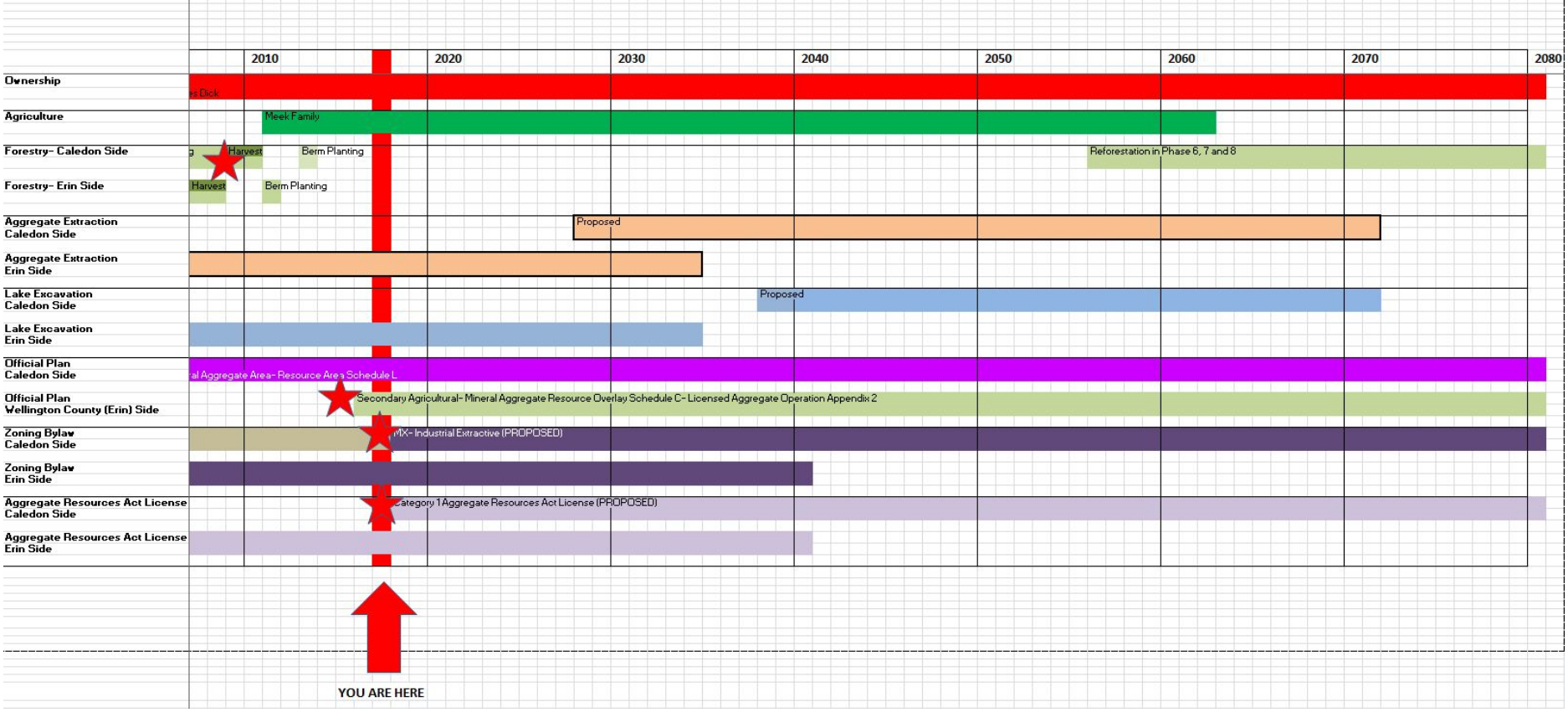




# JAMES DICK ERIN (CALEDON) PIT - Integrated Resource Management





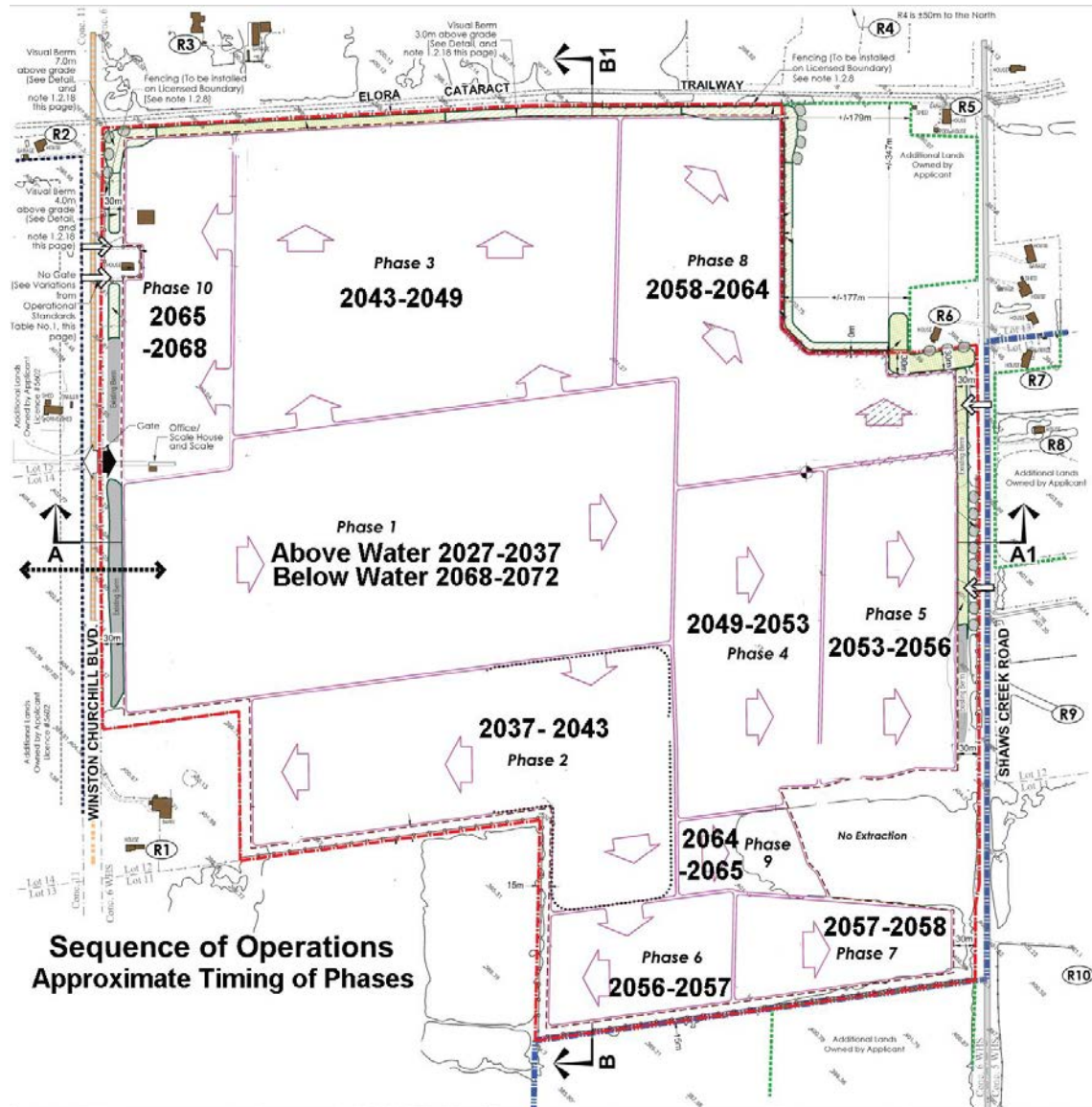




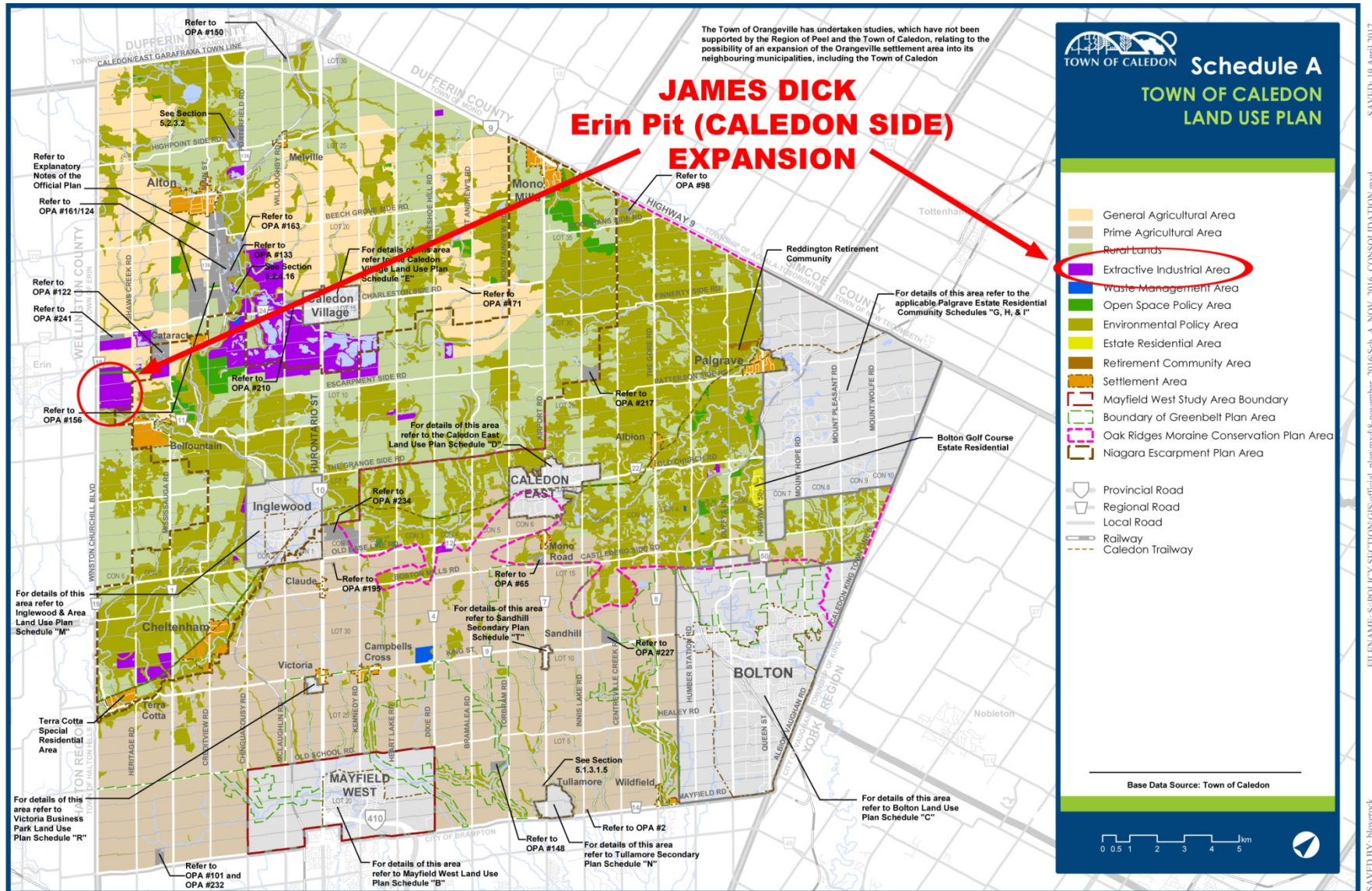




# SEQUENCE OF OPERATIONS



# DESIGNATED FOR EXTRACTION





# APPLICATION MATERIALS & REVIEW

## Technical Studies:

- Aggregate Resources Act Site Plan (Existing Features, Operational Plan, Rehabilitation Plan, Cross Sections)
- Hydrogeologic Impact Assessment
- Natural Environment Report
- Transportation Impact Study
- Cultural Heritage Survey
- Archaeological Assessment
- Air Quality Assessment
- Noise Impact Study
- Visual Impact Report
- Planning Report



## Government agencies reviewing the applications:

- Town of Caledon
- Region of Peel
- Town of Erin
- County of Wellington
- Ministry of Natural Resources and Forestry
- Ministry of Environment and Climate Change
- Ministry of Agriculture, Food and Rural Affairs
- Credit Valley Conservation
- Niagara Escarpment Commission (*site is located next to Niagara Escarpment Plan Area*)

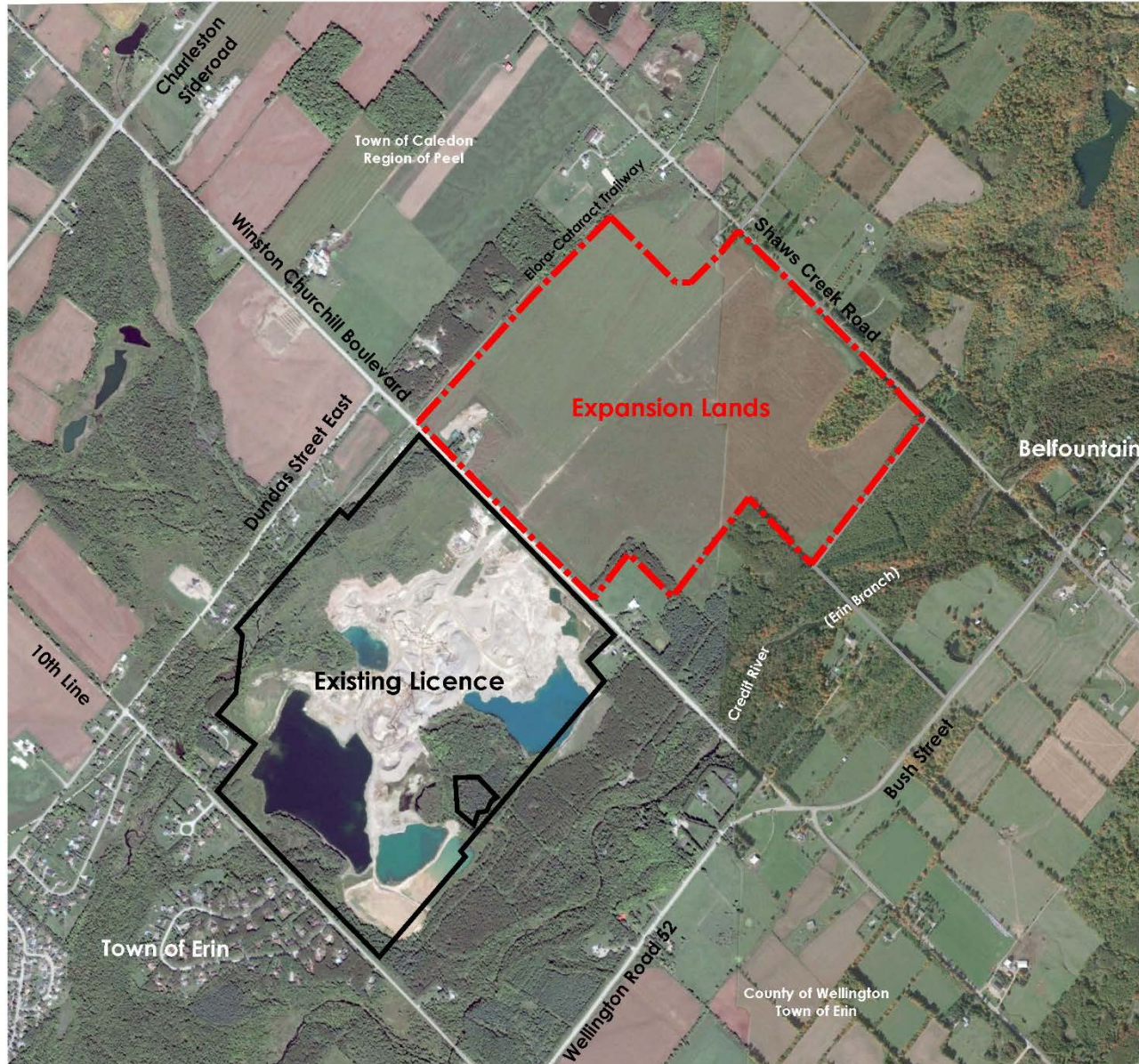
# THE APPLICATION PROCESS

Aggregate Resources Act Licence Application (MNRF)	Schedule	Zoning Application (Caledon)
Application submitted to MNRF	March 2017	
	April 2017	Application submitted to Town
Circulation to public and review agencies (notices sent, posted, published)	June 2017	
Public open house (July 27)	Summer 2017	Public Notice of application (July 2017)
ARA Objections by August 21, 2017		Circulation to review agencies
Review public and agency comments		
Meetings and discussions with agencies and ongoing communication to address resident comments	Mid-Late 2017	Ongoing review and arrangements for peer reviews
MNRF decision on licence application (approve, refuse or refer to Ontario Municipal Board)	2018 -	<b>April 3 Public meeting with opportunities for public input</b>
Note: zoning must be approved before licence can be issued		Ongoing Application review
		Town Council decision on application (option for appeals to Ontario Municipal Board)

# JDCL PROPOSAL

- Continue the existing pit operation on the other side of Winston Churchill in Caledon
- Sand & gravel pit with extraction below the water table (as is currently done with no dewatering)
- 125 ha (309 ac) site
- Conveyor beneath Winston Churchill to move aggregate from the expansion to existing processing plant for the earlier phases
- Forested lands along Credit River will remain a natural buffer between the river and pit
- Maximum tonnage to be extracted in a year is 1.8 million tonnes combined with existing pit
- Trucks will continue to use same haul route (Winston Churchill to Charleston or Wellington 52)
- There will be no trucks on Shaw's Creek Road
- Pit will be progressively rehabilitated as a lake and a 20+ ha forest connecting to the river valley
- Designed to meet all applicable environmental standards and minimize impacts on the surrounding community

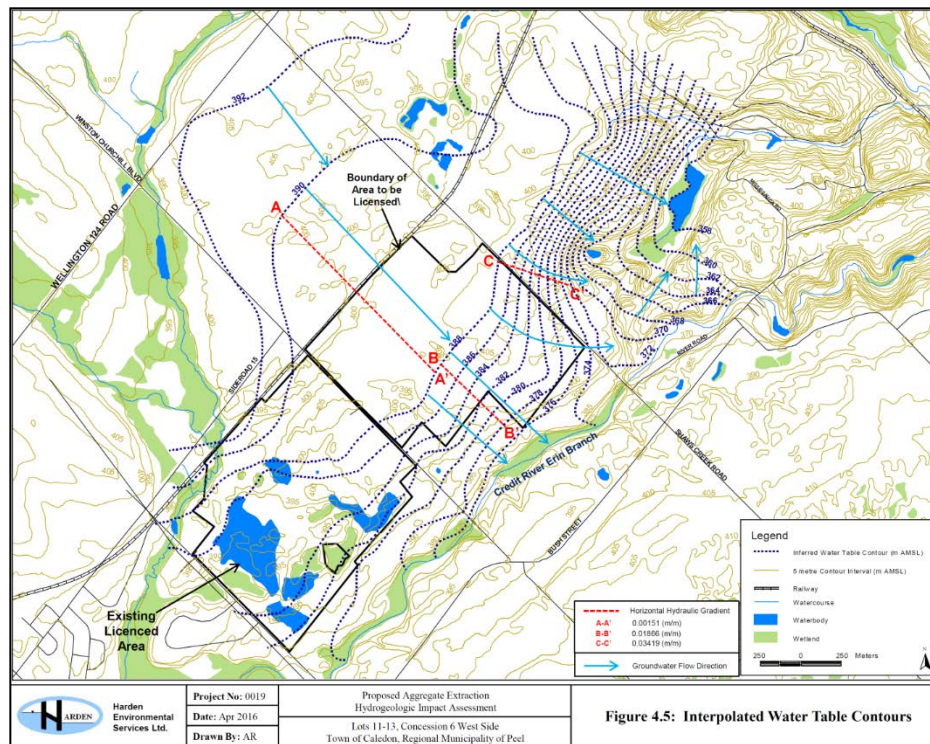
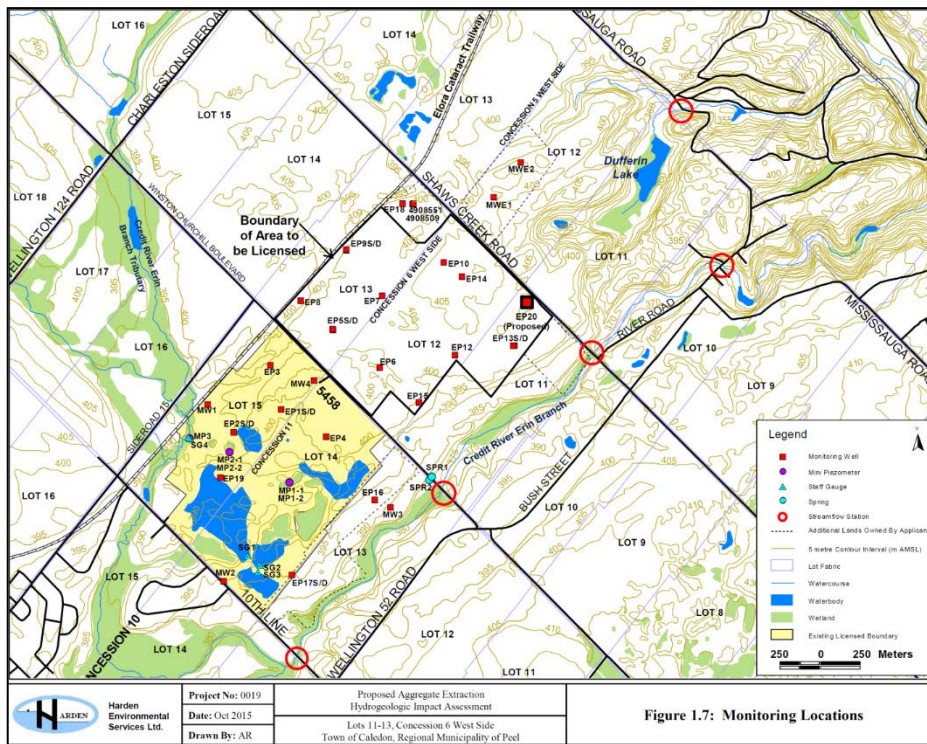
# THANK YOU / QUESTIONS





# WATER SUPPLY

- Harden Environmental Services Ltd. prepared a Hydrogeological Impact Assessment for the pit expansion.
- 22 private wells located within 500 m of site. There will be no dewatering and no disturbance to any water supplies. The study concluded there would be no water quality or quantity changes at any well.
- Site is located on a plateau approximately 35 m above the West Credit River. Extraction below the water table will be more than 400 m from the river.
- The study concluded that water resources will be protected and maintained, and no unacceptable impacts are anticipated. Ongoing water quality and quantity monitoring would occur to ensure there are no impacts.



# Notice of Public Meeting Proposed Zoning By-law Amendment

**FILE NUMBER:** RZ 17-05

## **Community Involvement:**

The Town has received a Zoning By-law Amendment application. This is your way to offer input and get involved. There is your way to offer input and get involved.

## **Applicant and Location:**

**Applicant:** Brookfield Residential (Ontario) Bolton Limited

**Location:** 50 Ann Street, Bolton  
Lots 53 and 62 and Part Lots 52, 61 and 63, Part of Slancy Street, Part of Temperance Street, Block 4, Plan BOL-7, being Parts 1, 2 and 3 on 43R-37172  
West side of Ann Street, North of King Street West  
Ward 5

**Site Area:** 0.36 ha (0.89 ac)

Please visit the Town's website at [www.caledon.ca/development](http://www.caledon.ca/development) or contact the Development Planner to obtain a copy of the location map.

## **What are the Proposed Changes?**

To amend Zoning By-law 2006-50 from the current Institutional (I) Zone to a site-specific Multiple Residential Zone (RM-X) and Environmental Policy Areas 1 (EPA-1) to permit a 5-storey, 72 unit residential condominium building.

## **Additional Information**

A copy of the proposed Zoning By-law Amendment and additional information and material about the proposed application are available to the public at the Planning and Development Section at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

## **Appeal Procedure:**

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the by-law is passed, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Ontario Municipal Board/Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board/Local Planning Appeal Tribunal unless, in the opinion of the Board/Tribunal, there are reasonable grounds to do so.

## **How to Stay Informed:**

If you wish to stay informed of the project described above, or if you wish to be notified of the decision of The Corporation of the Town of Caledon in respect of the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

## **Accessibility**

If you require an accessibility accommodation or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at [accessibility@caledon.ca](mailto:accessibility@caledon.ca). Requests should be submitted at least 10 days before any future Public Meeting.

**Notice Date:** March 8, 2018



## **When and Where:**

Tuesday, April 3, 2018

Info Session: 6:00 p.m.

Public Meeting: 7:00 p.m.

Council Chambers, Town Hall,  
6311 Old Church Road, Caledon  
East, L7C 1J6



## **Additional Information:**

Contact Mary T. Nordstrom,  
Senior Development Planner  
at 905.584.2272 x.4223 or  
[mary.nordstrom@caledon.ca](mailto:mary.nordstrom@caledon.ca)



6311 Old Church Road  
Caledon, ON L7C 1J6  
[www.caledon.ca](http://www.caledon.ca)

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325



# Public Meeting Information Report

## Community Services Department - Planning & Development

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**Public Meeting:** April 3, 2018 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** Brookfield Residential (Ontario) Bolton Limited

**File No.:** RZ 17-05

### **The Purpose of a Public Meeting:**

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report will be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

### **Property Information:**

The subject lands are located at 50 Ann Street, west side of Ann Street, north of King Street West in Bolton. See Schedule "A" – Location Map, attached. The subject lands are approximately 0.36 ha (0.89 ac) in size and are currently vacant. The lands were previously occupied by a one-storey building leased to tenants such as the Bolton Alliance Church, Bolton Event Hall and formerly the Royal Canadian Legion. The surrounding land uses include a 6-storey residential condominium building (River's Edge) and Humber River to the north, Ann Street and municipal surface parking lot to the east, nursing home and Sterne Street to the south and residential to the west. Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates the lands as Rural Service Centre on Schedule "D" - Regional Structure. The Town's Official Plan designates the lands as High Density Residential on Schedule C-1 – Bolton Core Land Use Plan. The subject lands are zoned Institutional (I) in Zoning By-law 2006-50, as amended.

### **Proposal Information:**

On May 11, 2017, an application for Zoning By-law Amendment was submitted by Brookfield Residential (Ontario) Bolton Limited. The Town determined the applications to be complete on May 19, 2017.

The original application proposed a 6-storey, 61-unit residential condominium building. A revised submission was received in March, 2018 in support of a revised application for a 5-storey, 72 unit residential condominium building consisting of 1 and 2 bedroom units and common areas. A total of 79 parking spaces are proposed consisting of 71 resident parking spaces in a single level underground structure and 8 visitor surface parking spaces. Single access to the site is provided via Ann Street. All residential units are proposed above the Regional Storm Floodplain elevation.

An amendment to Zoning By-law 2006-50 from an Institutional (I) Zone to a site-specific Multiple Residential Zone (RM-X) and Environmental Policy Areas 1 (EPA-1) Zone is proposed to implement the residential development.

# Public Meeting Information Report

## Community Services Department - Planning & Development

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### Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on June 1, 2017.

The revised application was recently circulated to external agencies and internal departments for review and comment on March 7, 2018. Comments have not yet been received. Outlined briefly below for your information are comments from the first submission for a 6-storey, 61-unit residential condominium building:

- Ministry of Municipal Affairs: Proposed building height appears to be above the valley ridge, contrary to Town of Caledon Official Plan policies. The Town will need to determine if an Official Plan Amendment is required, which will need approval by Municipal Affairs and Natural Resources and Forestry. The Town will need to ensure the TRCA is satisfied the proposal meets Official Plan policy with respect to flood protection measures. The Town is currently undertaking a review of the Bolton Special Policy Area and may wish to consider this application as part of that process.
- Region of Peel: Revised technical studies are needed to support the proposal including a hydrogeology study (to include a contingency plan) and Functional Servicing Study. The development achieves a Gold Certification based on the submitted Healthy Development Assessment.
- Toronto and Region Conservation Authority: Additional analysis is required that assesses potential impacts on the surrounding natural system (i.e. woodland and passive permanent dewatering), an emergency evacuation plan and slope stability review is required and further information is needed to assess flood proofing to Regional Storm events.
- Town of Caledon, Finance and Infrastructure Services, Finance: The property is currently assessed as residential and commercial. Any future development would be subject to Town of Caledon development charges, as per By-law No. 2014-054 and applicable Region of Peel development charges and Education development charges as per the respective development charge by-laws.
- Town of Caledon, Community Services-Planning & Development, Planning & Policy: A revised development concept is required to ensure the policy context is met (i.e. height, EPA 1 Zoning); alternatively, an Official Plan Amendment is required, subject to approval by the TRCA, Ministry of Municipal Affairs and Ministry of Natural Resources and Forestry. Further detail and/or justification is needed to assess potential impacts on the sloped woodland feature, proposed reduced parking standards, and building separation from existing buildings. Revised zoning standards are required.
- Town of Caledon, Community Services, Urban Design (Peer Reviewer) & Heritage: The design of the building should appropriately respond to the existing village character and historic streetscape. The proposed contemporary architecture is not an appropriate fit with the historic downtown character. A more pedestrian-friendly entrance is required with a more defined base as well as enhanced landscaping and materials for the front parking area.
- Town of Caledon, Community Services-Planning & Development, Open Space Design and Engineering: Detailed technical comments are being provided on the concurrent Site Plan



# Public Meeting Information Report

## Community Services Department - Planning & Development

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Application submission pertaining to garbage storage, snow storage, lighting, walkways, servicing and easements.

The following agencies/departments have no concerns with the application:

- Hydro One Networks Inc.
- Ontario Provincial Police (Caledon Detachment)
- Dufferin Peel Catholic District School Board
- Peel District School Board
- Enbridge
- Rogers Communications Canada
- Bell Canada
- Canada Post

Comments from the following agencies/departments remain outstanding:

- MPAC
- Bell Canada

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted in the Caledon Enterprise and Caledon Citizen on March 8, 2018. Signs have been posted on the property.

### **Next Steps:**

The comments contained in this report are based on the first submission. At the time of writing this report, a resubmission was submitted that appears to have addressed some of the concerns stated herein. The resubmission is currently being reviewed by applicable commenting departments and agencies.

If you wish to be notified of the passing of the proposed Zoning By-law Amendment or of the refusal of the request to amend the Zoning By-law, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6. If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Municipal Board/Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Municipal Board/Local Planning Appeal Tribunal; and/or the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board/Local Planning Appeal Tribunal unless, in the opinion of the Board/Tribunal, there are reasonable grounds to do so.

### **Contact:**

For further information, please contact Mary T. Nordstrom, Senior Development Planner at 905-584-2272 ext. 4223 or [mary.nordstrom@caledon.ca](mailto:mary.nordstrom@caledon.ca).

### **Attachments:**

- Schedule A: Location Map
- Schedule B: Aerial Photograph









## Application for Zoning By-law Amendment

RZ 17-05

### Brookfield Homes

50 Ann Street

PLAN BOL 7 LOTS 53, 62, 63 AND PT LOTS 52, 61

## LOCATION MAP



Date: June 1, 2017

File No.: RZ 17-05





## Application for Zoning By-law Amendment

RZ 17-05

**Brookfield Residential (Ontario) Bolton Limited**

## LOCATION MAP



Date: March 9, 2018

50 Ann Street  
 Lots 53 and 62 and Part Lots 52, 61 and 63, Part of Slancy Street,  
 Part of Temperance Street, Block 4, Plan BOL-7,  
 being Parts 1, 2 and 3 on 43R-37172

File No.: RZ 17-05



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ANN



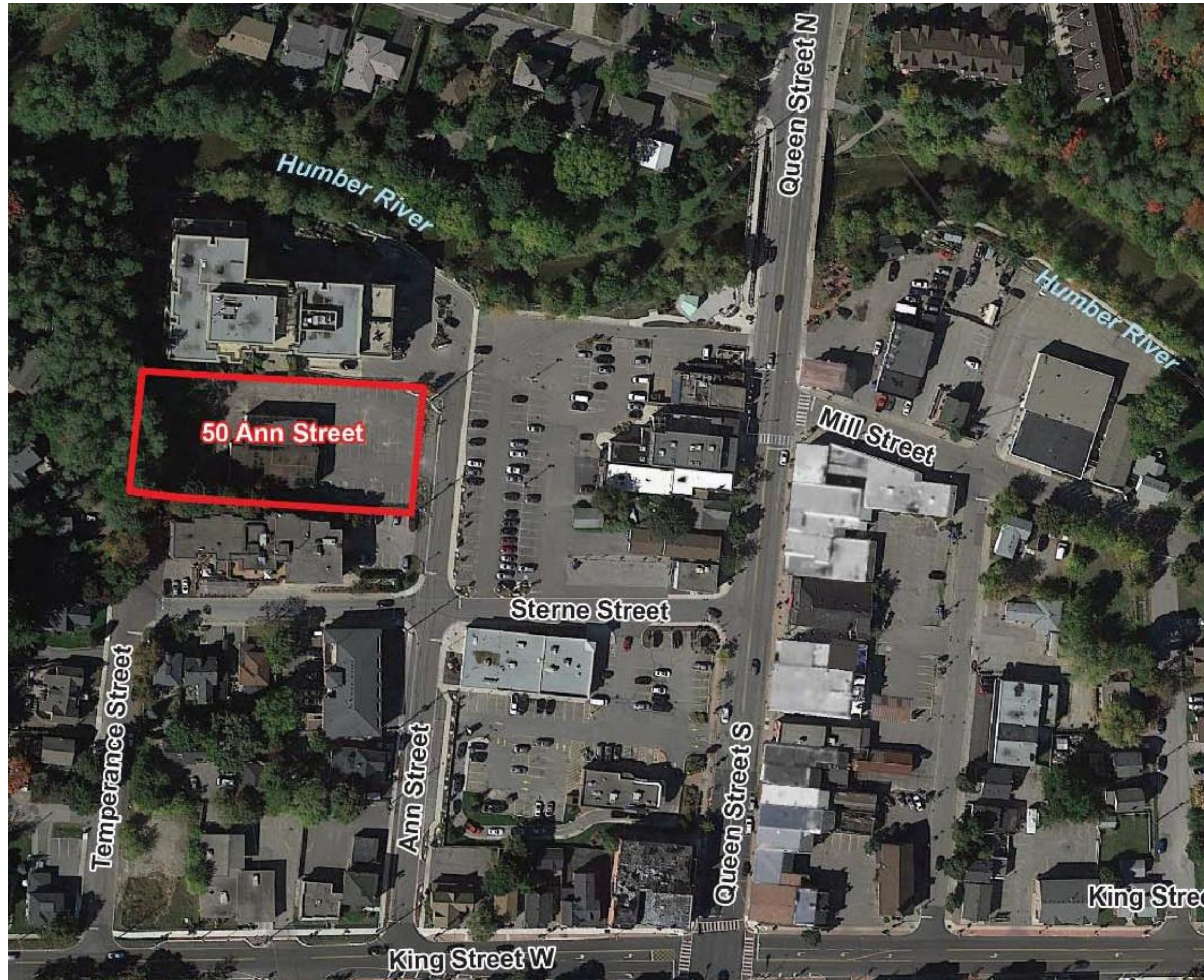


# 50 | PROJECT DESCRIPTION

ANN

Brookfield  
Residential

MALONE GIVEN  
PARSONS LTD.



- 5 Storey Condominium Building
- 72 Units (varying sizes)
- Interior and exterior amenity spaces for residents
- 1 Level of underground parking

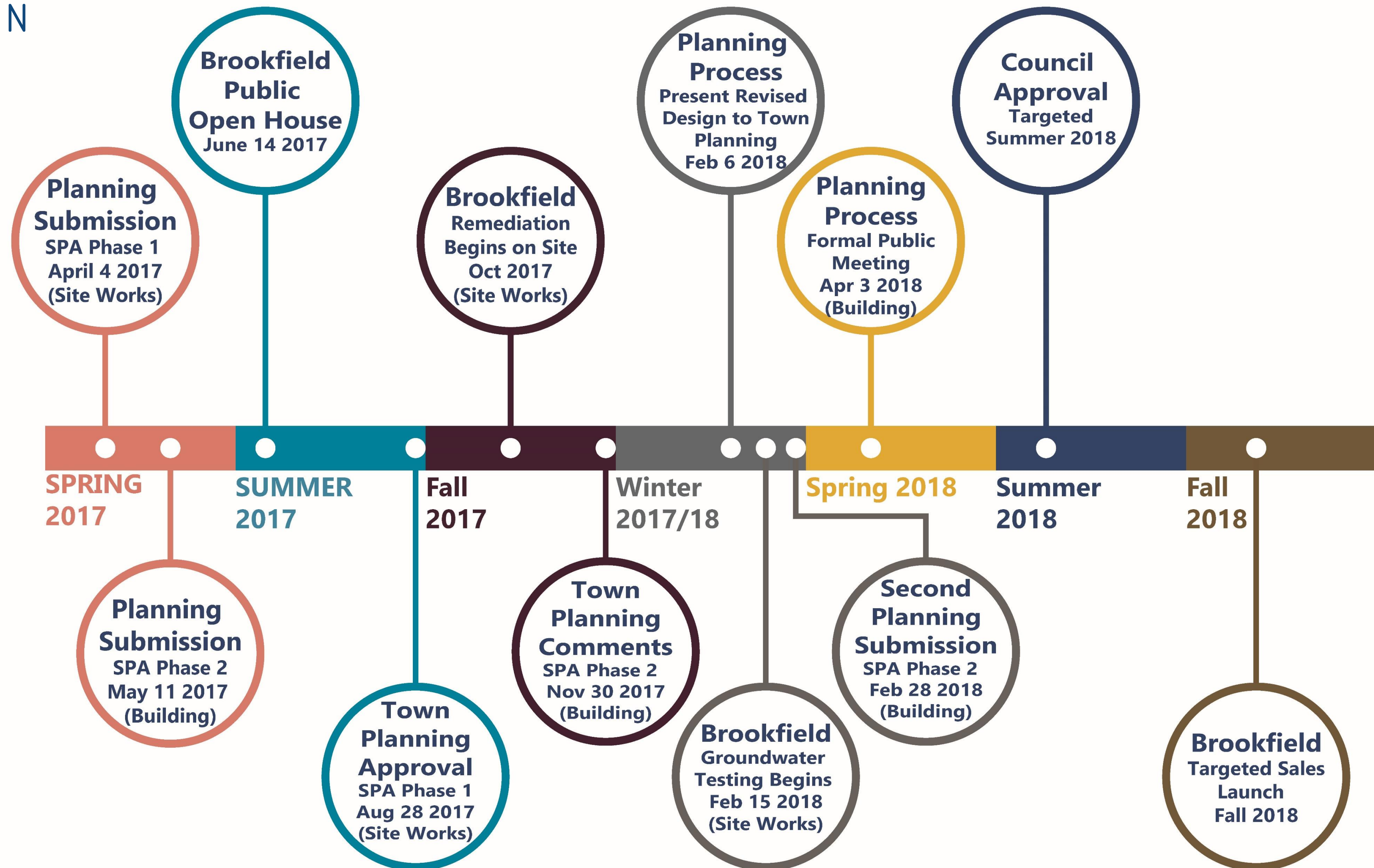


# 50 | PROJECT TIMELINE

ANN

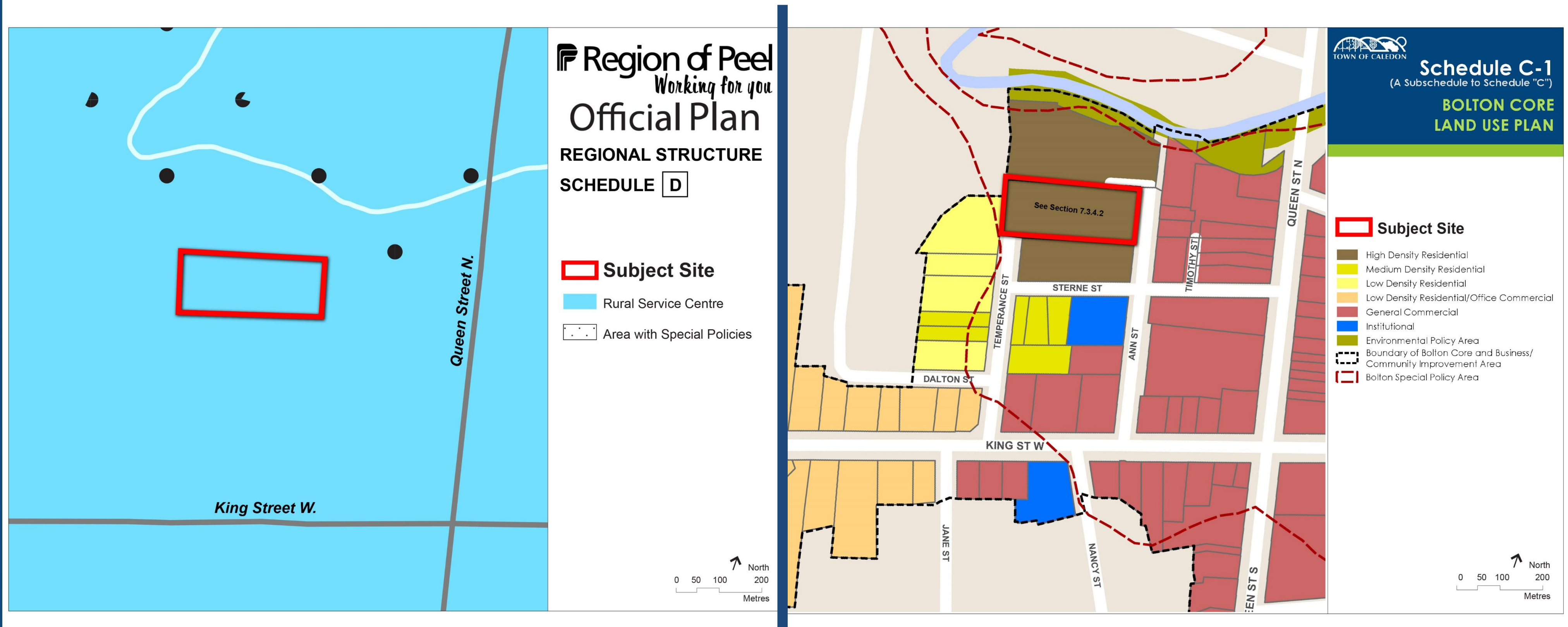
Brookfield  
Residential

MALONE GIVEN  
PARSONS LTD.





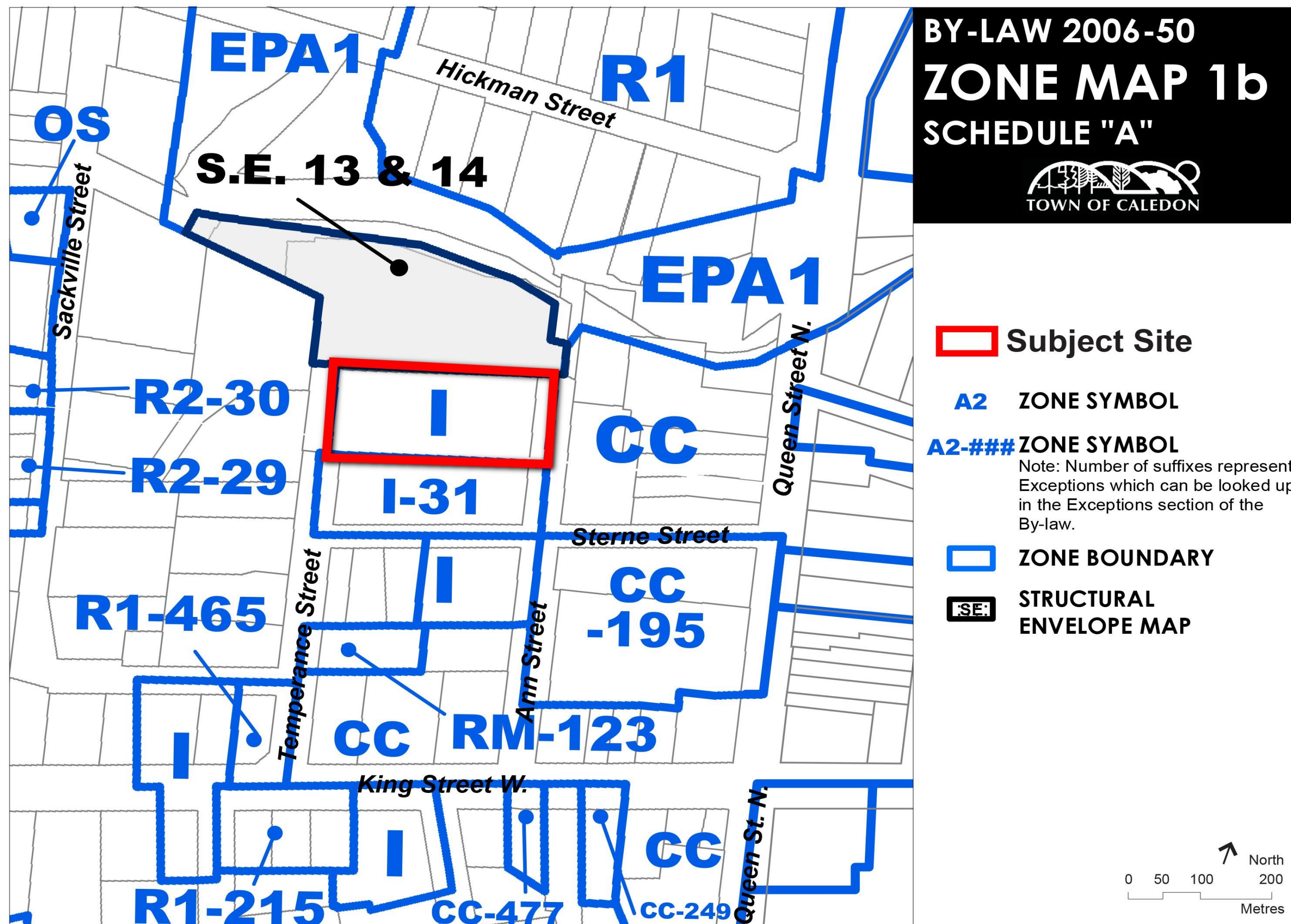
# PEEL REGION AND CALEDON OFFICIAL PLANS





# 50 | CALEDON ZONING BYLAW

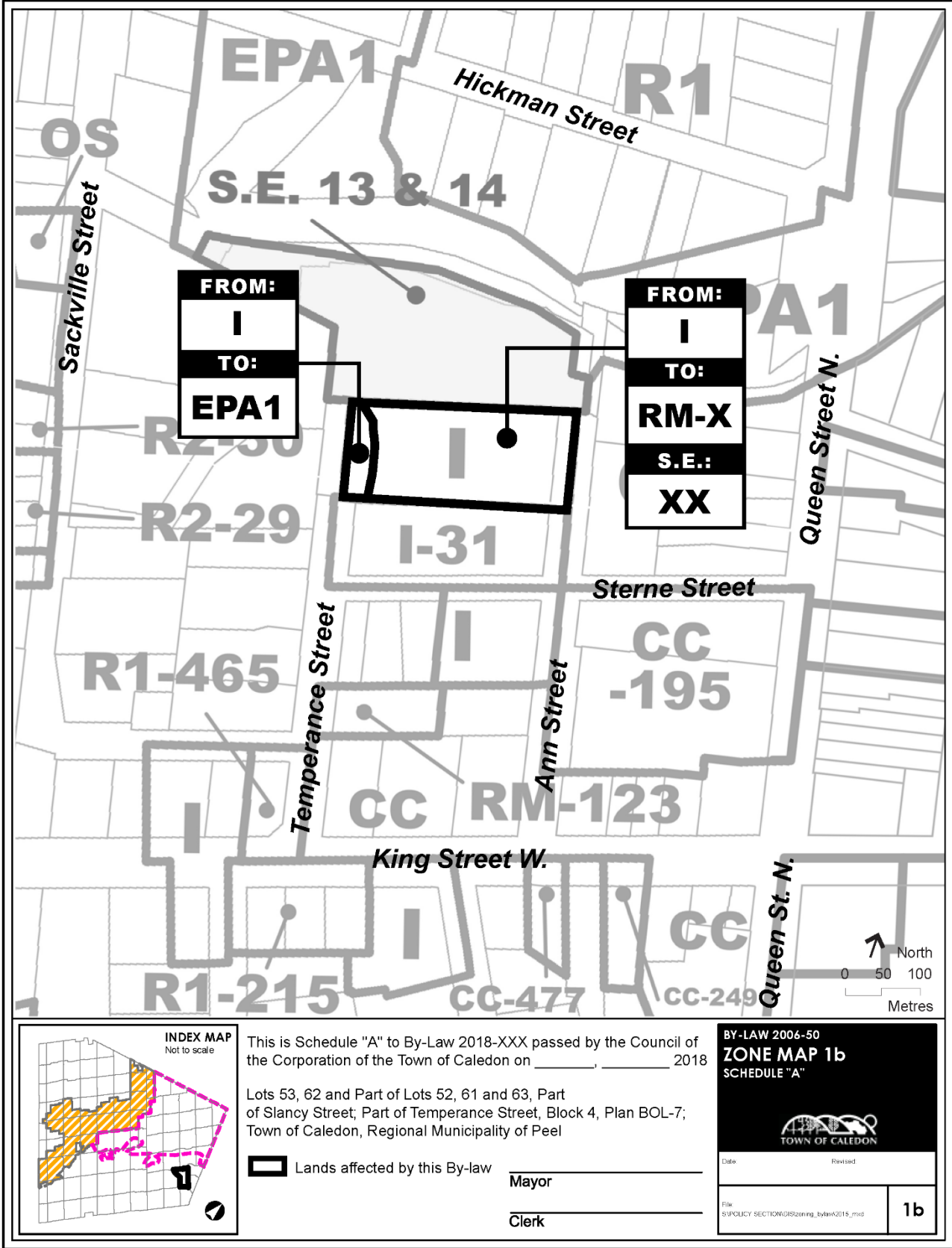
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PROPOSED ZONING BYLAW  
AMENDMENT

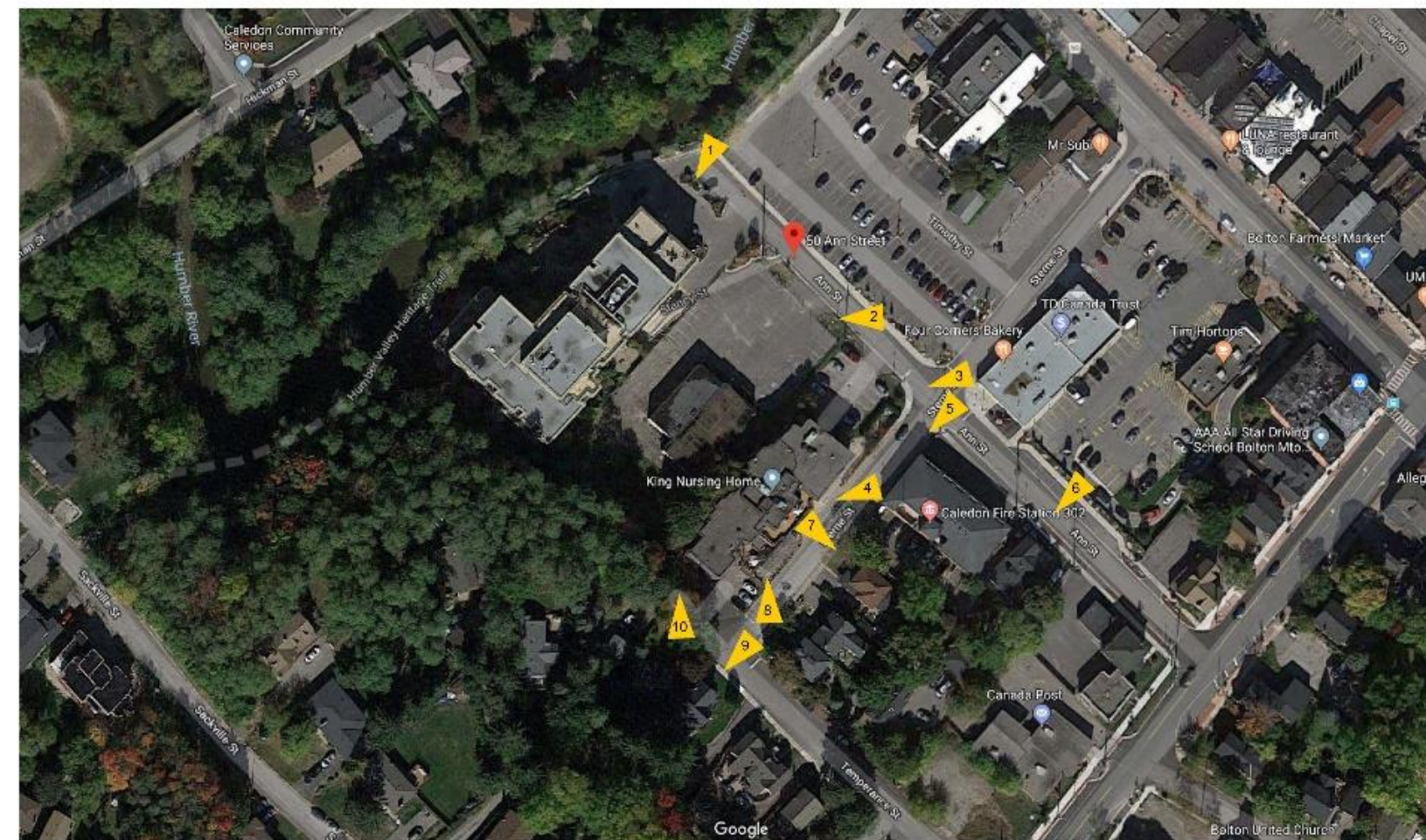
Multiple Residential with Exception (RM-X) Zone	Zoning Standard
Lot Area (minimum)	0.36 ha
Dwelling Units (maximum)	72
Lot Frontage (minimum)	30m
Building Area (maximum)	37%
Building Height (maximum)	235.11m a.s.l.
Floor Space Index (maximum)	2.0
Landscaping Area (minimum)	37%
Driveway Setback (minimum)	0.4m
Parking Spaces (minimum)	1.0 residential spaces and 0.1 visitor spaces per dwelling unit
Accessible Parking Spaces (minimum)	3
Delivery Spaces (minimum)	1
Parking Space Setback from any street line (minimum)	3.4m





# 50 | CONTEXTUAL IMAGES

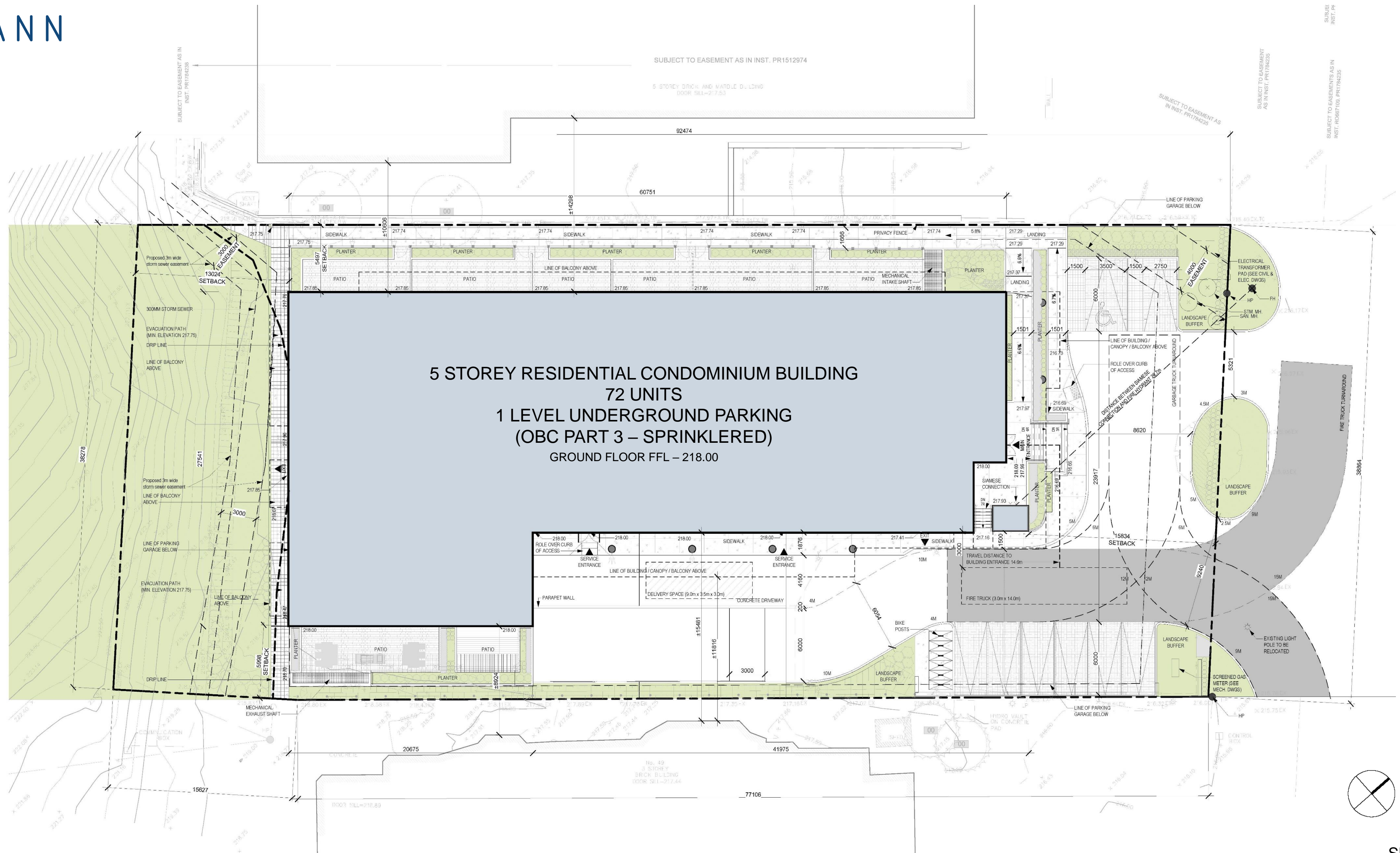
ANN





# 50 | SITE PLAN

ANN





# 50 | RENDERINGS

ANN

Brookfield  
Residential

onespace architecture + interior design



View 1 – Looking South



View 2 – Looking North



View 3 – Looking West



# 50 | STREET VIEWS

ANN



View 1 – Looking West from Ann Street

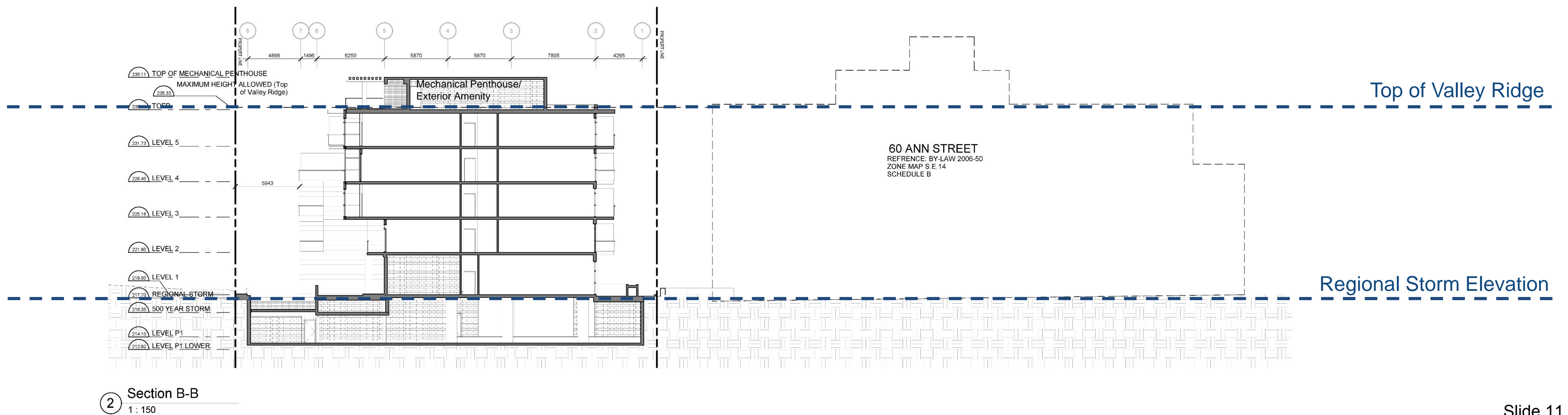
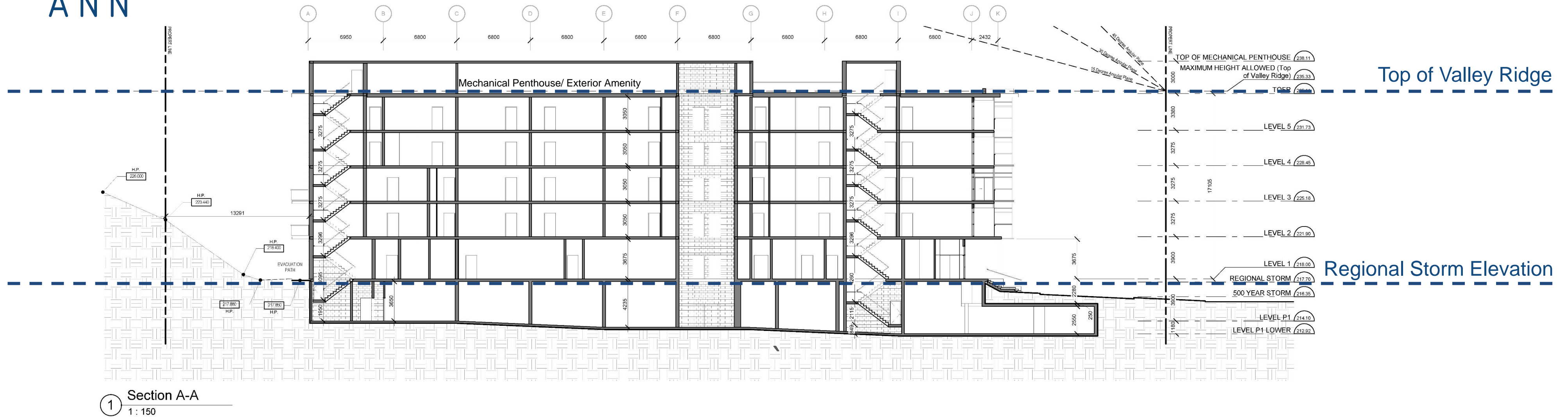


View 2 – Looking South from Ann Street



# 50 | SPECIAL POLICY AREA

## ANN





**Brookfield**  
Residential | *The Best Places  
to Call Home*

# Notice of Public Meeting Proposed Zoning By-law Amendment

**FILE NUMBER(S):** RZ 16-14

## **Community Involvement:**

A Public Meeting will be held to consider a proposed Zoning By-law Amendment. This is your way to offer input and get involved.

## **Applicant and Location:**

**Applicant:** KLM Planning  
Calder Engineering

**Location:** 8186 King Street  
Part Lot 11, Concession 5 (Albion), as in  
RO866564  
North of King Street, East of Humber  
Station Road  
Visit [www.caledon.ca/development](http://www.caledon.ca/development) to  
obtain a copy of the location map

**Area:** Approximately 1.92ha (4.75ac)

## **What are the Proposed Changes?**

To amend the Zoning By-law on the subject lands from Agricultural (A1) to Serviced Industrial Exception (MS-XXX) and Environmental Policy Area 1 Exception (EPA1-XXX) to permit the development of a Contractor's Facility, Business Office and Open Storage.

## **Additional Information**

A copy of the proposed Zoning By-law Amendment and additional information and material about the proposed applications will be available to the public prior to the meeting at the Planning and Development Section at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

## **Appeal Procedure:**

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Ontario Municipal Board/Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the proposed Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board/Local Planning Appeal Tribunal unless, in the opinion of the Board/Tribunal, there are reasonable grounds to do so.

## **How to Stay Informed:**

If you wish to stay informed of the project described above, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

## **Accessibility**

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at [accessibility@caledon.ca](mailto:accessibility@caledon.ca). Requests should be submitted at least 10 days before the Public Meeting.

**Notice Date:** March 8, 2018



## **When and Where:**

Tuesday, April 3, 2018

Info Session: 6:00 p.m.  
Public Meeting: 7:00 p.m.

Council Chambers, Town  
Hall, 6311 Old Church Road,  
Caledon East, L7C 1J6



## **Additional Information:**

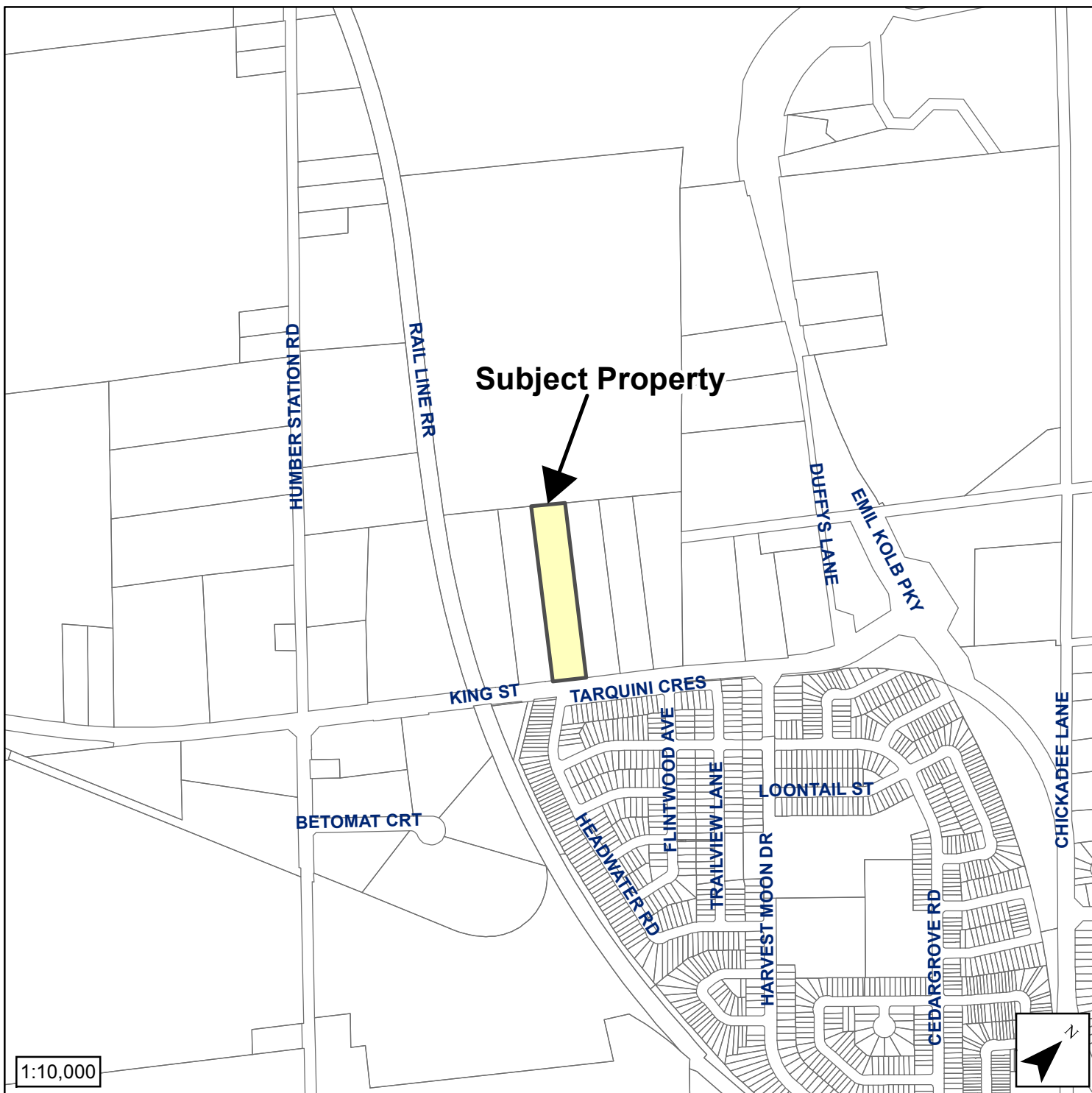
Contact: Cristina Di Benedetto,  
Community Planner,  
Development 905.584.2272  
x.4064 or  
[cristina.dibenedetto@caledon.ca](mailto:cristina.dibenedetto@caledon.ca)



6311 Old Church Road  
Caledon, ON L7C 1J6  
[www.caledon.ca](http://www.caledon.ca)

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325





## Zoning By-law Amendment Application

**RZ 16-14**

**2473903 Ontario Inc.**

8186 King Street

Part Lot 11, Concession 5 (ALB) as in RO866564

## LOCATION MAP



Date: March 5, 2018

File No.: RZ 16-14

# Public Meeting Information Report

## Community Services Department – Planning and Development

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**Public Meeting:** April 3, 2018 at 7:00 p.m. in Council Chambers, Town Hall  
**Applicant:** KLM Planning & Calder Engineering  
**File No.:** RZ 16-14

### **The Purpose of a Public Meeting:**

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report will be brought forward by staff to be considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

### **Property Information:**

The subject land is located at 8186 King Street, on the north side of King Street east of Humber Station Road. See Schedule "A" – Location Map, attached. The property is 1.92 ha (4.75 ac) in size and is currently occupied by a residential building which is proposed to be converted into a Business Office. The surrounding land uses are industrial lands to the west, residential to the east and south. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Places to Grow Plan. The Region of Peel's Official Plan designates the lands as Rural Service Centre on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Dry Industrial, Schedule "C" – Bolton Land Use Plan. The property is zoned Agricultural (A1) in Zoning By-law 2006-50, as amended.

### **Proposal Information:**

On November 17, 2016, the Town of Caledon received a proposed Zoning By-law Amendment (RZ 16-14) application from KLM Planning and Calder Engineering for the subject lands.

The applicant is proposing to rezone the property from Agricultural (A1) to Serviced Industrial Exception (MS-XX) and Environmental Policy Area Exception 1 (EPA1-XX) permit the development of a Contractor's Facility, Business Office and Open Storage on the subject lands. Please see Schedule "C" – Concept Plan, attached.

### **Consultation:**

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) and individuals who requested notification. In addition, the Notice was posted on the Town's website, placed in the Caledon Citizen and the Caledon Enterprise on March 8, 2018.





# Public Meeting Information Report

## Community Services Department – Planning and Development

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The subject application was most recently circulated to external agencies and internal departments for review and comment on June 15, 2017. The applicant has received comments from Town staff and agencies and a resubmission is required. Comments received are briefly outlined below for your information:

- Region of Peel: Region staff requires further review for engineering, landscape, traffic and servicing. The Applicant is required to dedicate a road widening and reserve to the Region. Any landscaping, signs, fences, gateway features etc. that encroach in the Region's easements or right-of-way limits will require an encroachment review and agreement. The applicant must continue to work with the Region to determine an acceptable access scenario and to revise the Traffic Impact Study to reflect the Region's requirements.
- Toronto and Region Conservation Authority: The natural areas on site (i.e., the 30 metre Minimum Vegetation Protection Zone (MVPZ)) are recognized in an Environmental Policy Area (EPA) zone category, which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity. Various erosion and sediment control measures will be in place to ensure protection of natural features during the construction stage. All other TRCA comments are standard and will be addressed prior to site plan approval.
- Town of Caledon, Finance & Infrastructure Services – Finance: The property is currently assessed as residential/farmland. Any future development would be subject to Town of Caledon development charges, as per By-law No. 2014-054 and applicable Region of Peel development charges and Education development charges as per the respective development charge by-laws.
- Town of Caledon, Community Services, Planning & Development – Engineering: Engineering staff require the applicant to revise various details on the next submission to illustrate noise mitigation measures.
- Town of Caledon, Community Services, Planning & Development – Zoning: The applicant is to make necessary revisions to the draft by-law as it relates to the proposed Business Office, Contractor's Facility and Open Storage Use.

The following agencies/departments have no concerns with the application:

- Town of Caledon, Corporate Services – Accessibility
- Town of Caledon, Community Services – Building
- Town of Caledon, Community Services – Signage
- Town of Caledon, Community Services – Fire & Emergency Services
- Town of Caledon, Community Services – Heritage
- Town of Caledon, Finance & Infrastructure – Transportation
- Town of Caledon, Community Services, Policy & Sustainability
- Town of Caledon, Community Services, Planning & Development - Urban Design



# Public Meeting Information Report

## Community Services Department – Planning and Development

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- Canada Post
- Peel District School Board
- Enbridge
- Hydro One
- Rogers Communications
- Bell Canada

The following agencies/departments have no concerns with the applications and have requested standard requirements prior to final site plan approval:

- Town of Caledon, Corporate Services - Legal Services
- Town of Caledon, Community Services - Open Space Design (Landscape)

Comments from the following agencies/departments remain outstanding:

- GO Transit
- Dufferin Peel Catholic District School Board
- MPAC
- CPR
- Ontario Provincial Police (Caledon Detachment)

As required by the *Planning Act*, signs were posted on the property on November 28, 2016.

### **Next Steps:**

If you wish to be notified of the passing of the proposed Zoning By-law Amendment or of the refusal of the request to amend the Zoning By-law, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Municipal Board/Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board/Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

### **Contact:**

For further information, please contact Cristina Di Benedetto, Community Planner, Development at 905-584-2272 ext. 4064 or [cristina.dibenedetto@caledon.ca](mailto:cristina.dibenedetto@caledon.ca).

### **Attachments:**



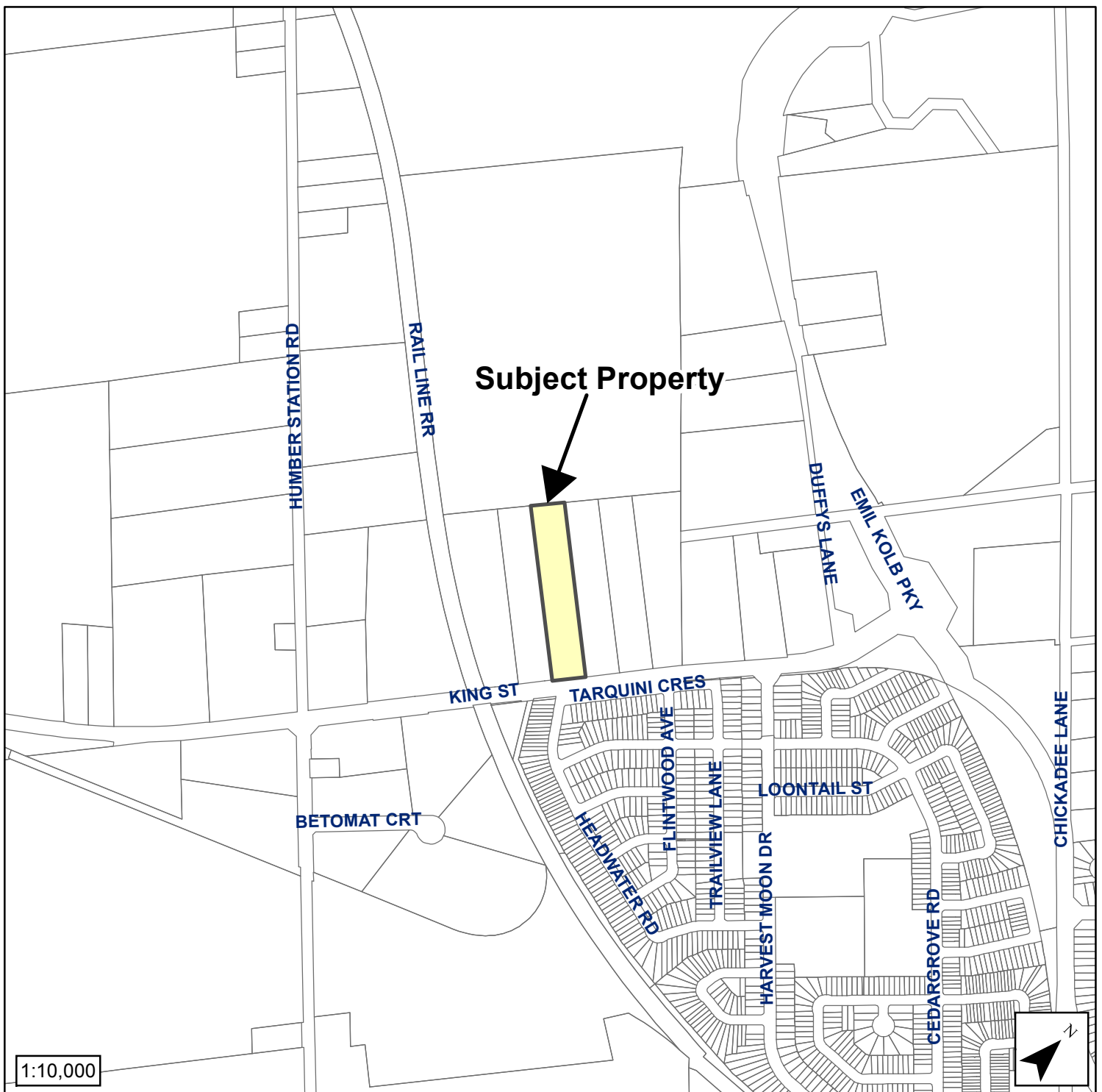


# Public Meeting Information Report

## Community Services Department – Planning and Development

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- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Concept Plan



## Zoning By-law Amendment Application

**RZ 16-14**

**2473903 Ontario Inc.**

8186 King Street

Part Lot 11, Concession 5 (ALB)

## LOCATION MAP



Date: March 2, 2018

File No.: RZ 16-14





## Zoning By-law Amendment Application

RZ 16-14

**2473903 Ontario Inc.**

8186 King Street

Part of Lot 11, Concession 5 (ALB)

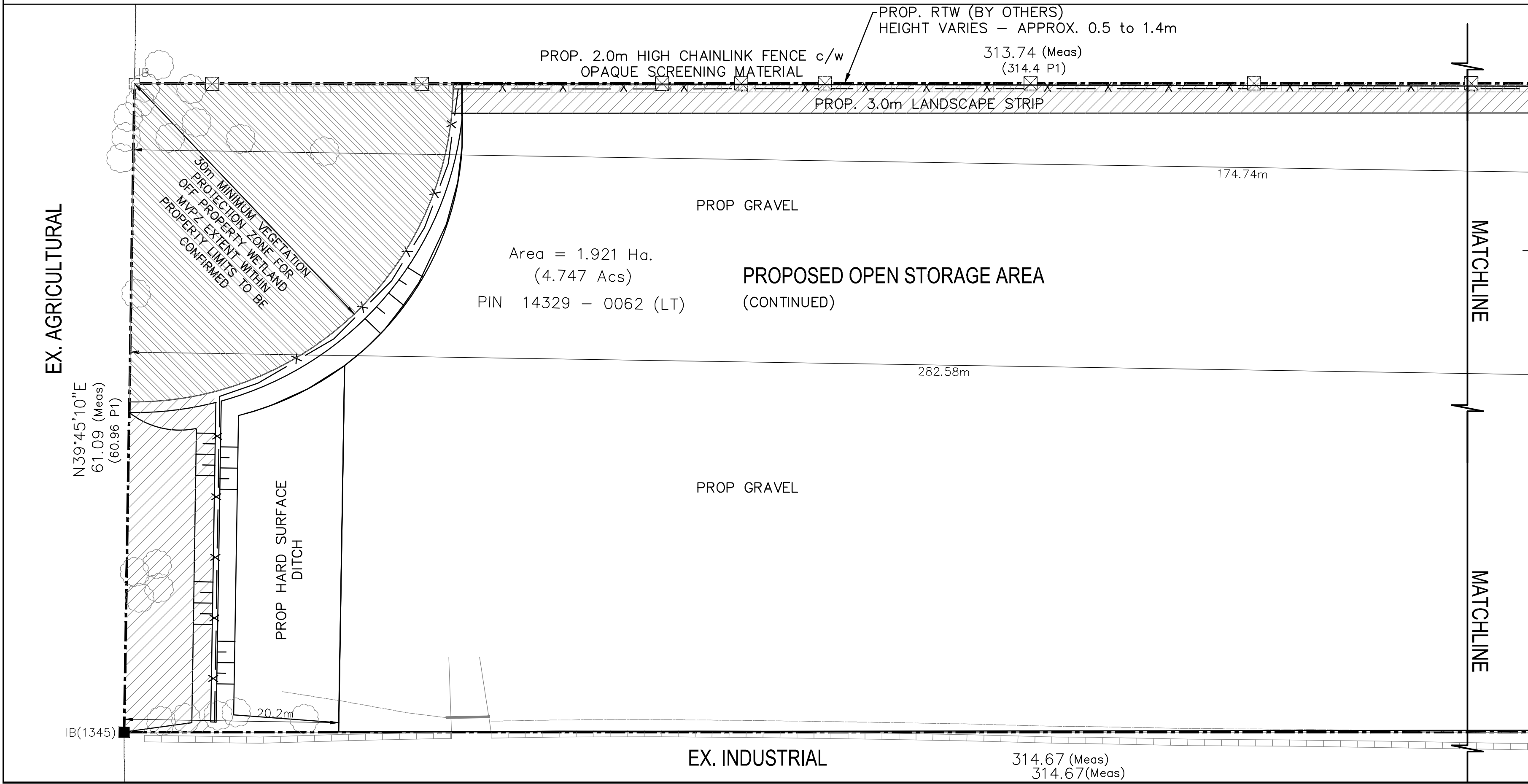
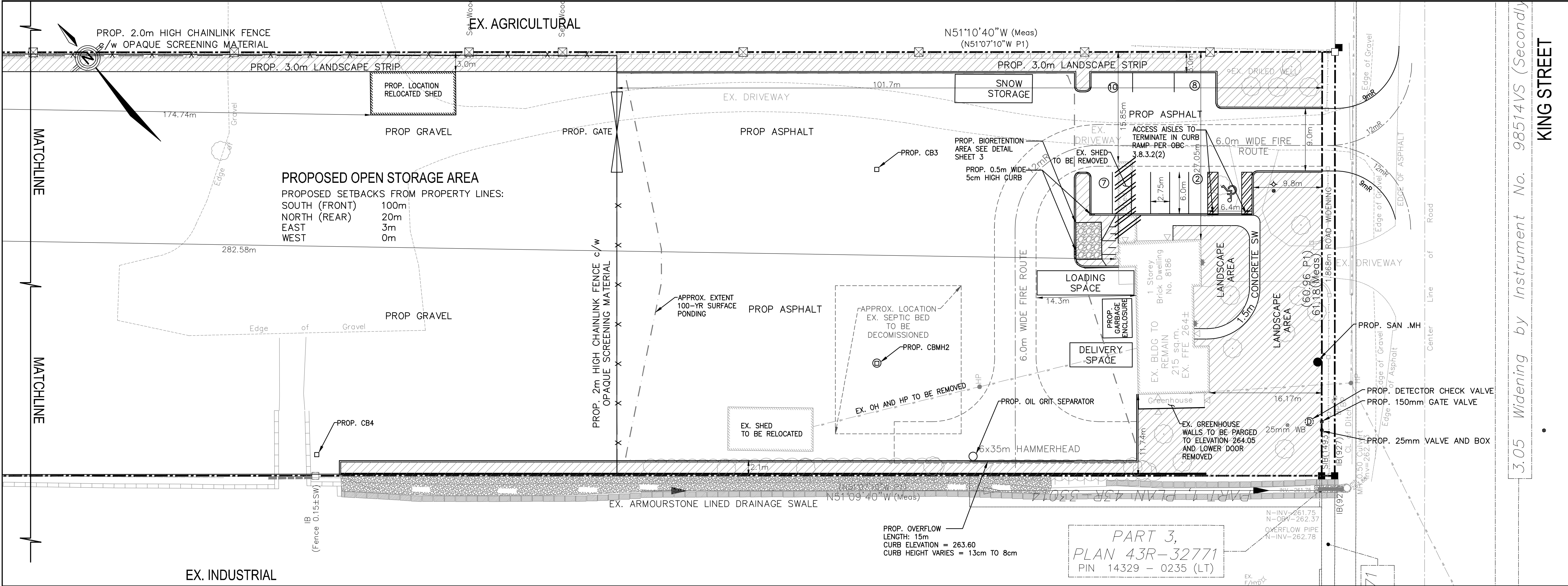
## LOCATION MAP



Date: March 2, 2018

File No.: RZ 16-14





**ZONING MATRIX**  
CURRENT ZONING: A1 - AGRICULTURAL  
PROPOSED ZONING: MS - SERVICED INDUSTRIAL

ITEM	MS	PROVIDED
LOT AREA (MIN.)	925 sq.m.	19,093 sq.m.
LOT FRONTAGE (MIN.)	30 m	61.16m
BUILDING AREA (MAX.)	50%	1.5%
YARDS (MIN.)		
FRONT	9m	16.17m
SIDE	3m; 6m	3m, 11.74m
REAR	7.5m	285.58m
BUILDING HEIGHT (MAX.)	12.2m	4.0± (EX BLDG)
LANDSCAPE AREA (MIN.)	10%	3150 sq.m. (16%)
PLANTING STRIP WIDTH (MIN.)		
FRONT YARD	6m	6m
INTERIOR SIDE YARD	1.5m	3m
DRIVEWAY SETBACK (MIN.)	1.5m	8.2m
PARKING SPACE SETBACK (MIN.)		
FRONT	6m	11.8m
OTHER	3m	3m
PARKING SPACES		
-CONTRACTOR (1/45 sq.m.)	4.8	10

- FIRE ROUTE NOTES**
- FIRE ROUTE TO COMPLY WITH APPLICABLE TOWN OF CALEDON BYLAWS AND THE ONTARIO BUILDING CODE.
  - STRUCTURAL DESIGN OF THE FIRE ROUTE IS REQUIRED TO SUPPORT AN 18-TON VEHICLE.
  - FIRE ROUTE CHANGE IN GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.
  - CENTRE LINE RADIUS OF FIRE ROUTE NOT LESS THAN 12m. PROVIDED CENTRELINE RADIUS IS 12m.
  - FIRE ROUTE SIGNS SHALL BE PERMANENTLY MOUNTED ON A RIGID SIGN POST, POLE OR BUILDING STRUCTURE.
  - FIRE ROUTE SIGNS SHALL BE ERRECTED AT A HEIGHT OF BETWEEN 1.9m AND 2.5m AS MEASURED FROM THE EDGE OF THE TRAVELLED PORTION OF THE DESIGNATED ROUTE, TO THE BOTTOM EDGE OF THE SIGN.
  - FIRE ROUTE SIGNS SHALL BE INSTALLED AT A DISTANCE OF BETWEEN 0.3m AND 3m FROM THE TRAVELLED PATH EDGE OF THE DESIGNATED ROUTE.
  - STANDARD FIRE ROUTE SIGNS SHALL BE INSTALLED ALONG THE ROUTE AT APPROXIMATELY 30m INTERVALS OR AS FREQUENTLY AS IS NECESSARY TO IDENTIFY THE ROUTE IN THE JUDGEMENT OF THE FIRE CHIEF OR HIS DESIGNATE.

- GENERAL NOTES**
- ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS WHICH ARE IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
  - CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES, AND GUIDELINES PREPARED BY THE TOWN OF CALEDON, REGION OF PEEL STANDARDS AND SPECIFICATIONS, AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
  - ALL ELEVATIONS ARE IN METERS AND REFERENCED TO GEODETIC DATUM. ALL DIMENSIONS ARE IN METRIC UNITS.
  - BASE MAPPING FROM A SKETCH PREPARED BY YOUNG AND YOUNG SURVEY DATED 2001 (PROJECT No. 07-85549). ACTUAL GROUND CONTOURS AND ELEVATIONS MAY VARY FROM THOSE SHOWN.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND SURVEY CONTROL DURING CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING WITH OWNER THE LOCATION OF BUILDING SANITARY SERVICE CONNECTIONS.
  - LOCATION OF EXISTING SERVICES AND UTILITIES ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND MAINTAINING EXISTING SERVICES AND UTILITIES. ANY DAMAGE AND CHANGES SHALL BE REPAIRED OR MADE AT THE CONTRACTORS COST TO THE SATISFACTION OF THE APPROPRIATE UTILITY.
  - A MIN. 1.5m CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT-OF-WAY. IF THIS CLEARANCE IS NOT MAINTAINED THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
  - A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:
    - TOWN OF CALEDON PUBLIC WORKS 905-584-2272
    - REGION OF PEEL 905-751-7800
    - ENBRIDGE CONSUMERS GAS 905-758-7924
    - HYDRO ONE 519-941-1211
    - BELL CANADA 416-296-6929
    - ROGERS CABLE 905-897-3914
  - THE CONTRACTOR SHALL DELINEATE THE REQUIRED WORKING AREA ON-SITE PRIOR TO THE START OF WORK AND SHALL CONFINE OPERATIONS WITHIN THE DEFINED AREA.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVISION, MAINTENANCE AND RESTORATION OF ALL CONSTRUCTION ACCESS REQUIREMENTS.
  - ALL DRAINAGE TO BE SELF-CONTAINED AND SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. DISCHARGE TO BE TO A LOCATION APPROVED BY THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
  - MATCH EX GRADES AT THE PROPERTY LINE. GRADING SHALL NOT EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT FROM THE ADJACENT PROPERTY OWNER(S).
  - GRADES WILL BE MET WITHIN A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
  - RETAINING WALLS DESIGNED BY OTHERS. RETAINING WALLS TO BE DESIGNED BY QUALIFIED PROFESSIONAL WHERE HEIGHT EXCEEDS 1m.
  - ALL BOULEVARDS TO BE RESTORED WITH 150mm MIN. OF TOPSOIL AND SOD.
  - MAIN ENTRANCE OF EXISTING BUILDING TO BE BARRIER-FREE WITH EITHER A POWER DOOR OPERATOR OR AUTOMATIC SLIDING DOOR FEATURE AS PER THE BARRIER-FREE SECTION OF THE ONTARIO BUILDING CODE.
  - LIGHTING NOTES:
    - 18.A. LIGHTING FIXTURES SHALL BE INSTALLED IN SUCH A MANNER THAT ALL LIGHT EMITTED FROM THE FIXTURE, EITHER DIRECTLY FROM THE LAMP OR DIFFUSING ELEMENT, OR INDIRECTLY BY REFLECTION OR REFRACTION FROM ANY PART OF THE FIXTURE IS PROJECTED BELOW THE LAMP AND ONTO THE LOT THE LIGHTING IS INTENDED TO SERVE.
    - 18.B. THE MAXIMUM HEIGHT OF ALL LIGHTING FIXTURES IS 9.0m.
    - 18.C. MINIMUM DISTANCE OF LIGHTING FIXTURES FROM ANY LOT LINE IS 4.5m.
    - 18.D. EXTERIOR LIGHTING AT BUILDING MAIN ENTRANCE AND ACCESSIBLE PARKING SPACE SHALL BE AT A LIGHTING LEVEL NOT LESS THAN 35 LUX.
  - THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT DRIVEWAY APRON WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL BE AS FOLLOWS:
    - 50mm HL3 ASPHALT
    - 65mm HL8 ASPHALT
    - 150mm GRANULAR A'
    - 300mm GRANULAR B'
  - ALL ERRORS, OMISSIONS AND/OR CHANGE OF CONDITIONS AT THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMANCE THE RELATED WORK.
  - REFER TO LANDSCAPE PLANS PREPARED BY ALEXANDER BUDREVICS AND ASSOCIATES.

**KEY PLAN**

**TOWN OF CALEDON**

**LEGEND**

- PROPERTY LINE
- EX. WALL MOUNTED EXTERIOR LIGHTING TO REMAIN
- EX. TREE

**OPEN STORAGE AREA NOTES**

- OPEN STORAGE AREA NOT TO EXCEED 70% OF THE LOT AREA.
- OPEN STORAGE NOT TO EXCEED 6m IN HEIGHT.
- OPEN STORAGE AREA TO BE SCREENED BY A SOLID BOARD FENCE OR CHAINLINK FENCE WITH OPAQUE FENCING MATERIAL WHICH IS A MINIMUM 2m HIGH ON THE NORTH, EAST AND SOUTH LIMITS OF THE OPEN STORAGE AREA. NO FENCE IS REQUIRED ON THE WEST LIMIT (i.e. SHARED BOUNDARY BETWEEN 8144 AND 8186 KING).

**LEGAL DESCRIPTION**

LEGAL DEFINITION  
PART OF LOT 11, CONCESSION 5 (ALBION)  
AS IN R0866564  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

**Calder Engineering Ltd.**  
T 905-857-7600 E calder@caldereng.com W www.caldereng.com

**DESIGNED BY**

**APPROVED BY**

**2473903 ONTARIO INC.**

**8186 KING STREET, BOLTON**  
**TOWN OF CALEDON, REGION OF PEEL**

**SITE PLAN**  
**SPA 16-63**

**15-116-01**

**1 OF 1**

**1:300**

**2**



# 8186 KING STREET TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

City File Nos. RZ16-14 and SPA 16-0063



## Planning Applications

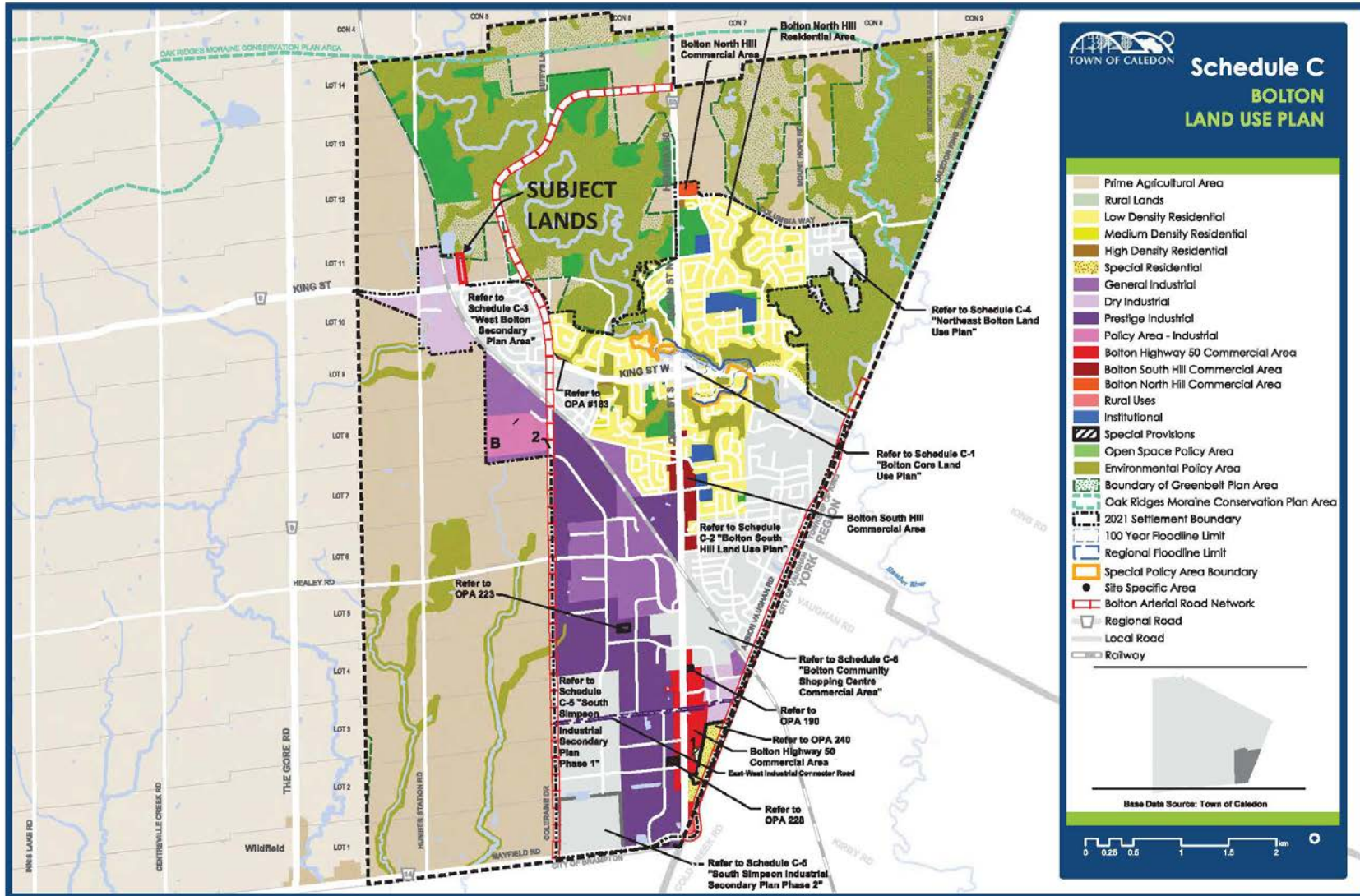
1. Zoning By-law Amendment (RZ16-14)
2. Site Plan Approval (SPA 16-0063)



# SUBJECT LANDS



# TOWN OF CALEDON OFFICIAL PLAN



SAVED: 27 November 2015

S:\POLICY SECTION\GIS\Official\_plan\mapa07-november\_2015\Sch\_C\_NOV\_2015\_CONSOLIDATION.mxd

SAVED BY: K Thompson

**SCHEDULE C DESIGNATES THE LANDS DRY INDUSTRIAL**



## 1







## **Staff Report 2018-18**

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Meeting Date: Tuesday, April 3, 2018

Subject: Mayfield West Phase 2 - Financial Update

Submitted By: Kathy Ash, Senior Planner, Policy, and Kant Chawla, Senior Planner, Transportation Policy, Community Services

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### **RECOMMENDATION**

That Contract Number 2014-62 be amended and awarded to AMEC Foster Wheeler Environment & Infrastructure, a Division of Amec Foster Wheeler Americas Limited (AMEC) for Consulting Services for the Municipal Class Environmental Assessment (EA) Study for Widening of McLaughlin Road and Construction of East-West Spine Road to carry out additional scope of work at an anticipated increased upset limit of \$427,000 (including non-refundable HST);

That a single source contract be awarded to AMEC.

That staff be authorized to enter into direct negotiation with AMEC to amend the contract award price;

That the Manager, Purchasing & Risk Management prepare an amending agreement for AMEC to complete the Municipal Class EA Study process;

That the General Manager, Community Services and Manager of Purchasing & Risk Management be authorized to sign the amending agreement;

That capital project 11-92 Mayfield West Phase 2-West be increased by an upset limit of \$450,000 (including non-refundable HST) funded by the Mayfield Station Developer Group for the amended scope of work required by AMEC (\$427,000) and for updated studies to support an urban boundary settlement expansion for Mayfield West Phase 2 Stage 2 (\$23,000) (including non-refundable HST); and

That it be noted that the Mayfield Station Developer Group are responsible for the cost of conducting these studies at an upset limit of \$ 450,000 (including non-refundable HST)

### **REPORT HIGHLIGHTS**

- Provides an update on the Mayfield West Phase 2 Environmental Assessment process;
- Provides a background of the ongoing studies in support of an urban boundary settlement expansion;
- Identifies the need to continue to pursue the expertise of AMEC to complete an amended scope of work for completion of the Municipal Class Environmental Assessment to meet the requirements of the MTO; and,

- Requests that the additional funds in the amount of \$450,000 be approved for the ongoing studies and the Environmental Assessment process funded by the Mayfield Station Developer Group

### **DISCUSSION**

#### **Background**

In March 2016 and then in February 2017, Council approved (Staff Report DP-2016-12 and Staff Report 2017-19) upset limits of \$410,000 and \$150,000 respectively for:

A) Conducting the Municipal Class EA study based on the recommendation contained in the Mayfield West Phase 2 – Transportation Master Plan and,

B) Detailed studies regarding an urban boundary settlement expansion for the Stage 2 lands.

#### **A) Municipal Class Environment Assessment (EA) Study for Widening of McLaughlin Road and Construction of East-West Spine Road – Additional Funding Requirements and Expanded Scope of Work**

The Mayfield West Phase 2 - Transportation Master Plan (MW2-TMP) was undertaken as a part of the preparation of the Secondary Plan for development within lands generally encompassing north of Mayfield Road, east of Chinguacousy Road, south of the Etobicoke Creek and west of Hurontario Street in the Town of Caledon to guide the provision of fully integrated transportation infrastructure and services.

The MW2-TMP identifies a need for the widening of McLaughlin Road (from Mayfield Road north approximately 1700 metres) and the construction of the east-west Spine Road (Hurontario Street to Chinguacousy Road).

Accordingly, the Town Council *“directed staff to initiate and complete a Municipal Class EA Study based on the recommendations contained in the MW2-TMP and further requested Ontario Ministry of Transportation (MTO) to collaborate with the Town to expedite the east-west Spine Road connection/Highway 410 interchange modifications at Hurontario Street”*.

The Council approved the estimated cost of the relevant consulting work for the EA study in the amount of \$410,000.00 (including non-refundable HST) to be funded by Mayfield Station Developers Group (MSDG) through the current budget for the 2011 capital project 11-92- Mayfield West Phase 2.

#### **Municipal Class Environment Assessment (EA) Study Process**

The Town issued Request for Proposal 2016-62 and AMEC was engaged by the Town to conduct the Municipal Class Schedule “C” EA Study related to the widening of



McLaughlin Road and the construction of Spine Road, covering all aspects of the Class EA process.

In summary, AMEC services include:

1. Review and validate Phases 1 and 2 of the Municipal Class EA process conducted as a part of MW2-TMP.
2. Complete Phases 3 and 4 of the Municipal Class EA process with participation from the public and potentially affected parties early in and throughout the process.
3. Review the Mayfield West Phase 2 Secondary Plan TMP and any additional information related to Phases 1 and 2 of the Municipal Class EA process, undertake any necessary updates specific to McLaughlin Road widening and Spine Road construction to ensure Phases 1 and 2 has been addressed.
4. Continuous direct consultation with MTO throughout the Class EA process to ensure the preferred design solution addresses the intersection requirements of the Spine Road with Hurontario Street/Highway 410, allowing for detailed design to be undertaken following completion of the Municipal Class EA process.

Accordingly, the Town of Caledon Planning staff and AMEC have been working together toward completion of the EA study. AMEC has completed various background studies in accordance with the requirements of the EA process.

### **Spine Road Connection with Hurontario Street/Highway 410 Interchange**

The integral part of the network within MW2 is the key piece of infrastructure which runs as an east-west arterial roadway extending from Hurontario Street/Highway 410 Interchange to Chinguacousy Road serving as the internal Spine Road. The Spine Road is pivotal in providing east-west capacity to support development, as well as accommodating transit service and linking the community with the proposed Transit Hub.

While carrying out the EA Study process, the Town and its Consultant team, AMEC, have been working with the concerned stakeholders and approval agencies, including the Ministry of Transportation in order to satisfy the requirements to connect the Spine Road with Hurontario Street/Highway 410. It should be noted that the connection was originally premised on a simple signalized “T” intersection.

During the course of the EA Study process, many discussions were held with the MTO specifically to determine the configuration of the Spine Road connection to Hurontario Street given its proximity to the Highway 410 Interchange. Stringent MTO requirements led to a request for a detailed transportation assessment of traffic in the broader area. This identified the need for interchange ramp modifications in order to accommodate area traffic. This transportation assessment has been documented in a report entitled “*Class Environmental Assessment for Widening of McLaughlin Road and Construction of East-West Spine Road (Mayfield West Phase 2), Highway 410*”

*Ramp Reconfiguration”* (formerly Amec Foster Wheeler, November 2017) which will be a part of the EA Study. This report has been presented and submitted to the MTO for their approval.

### **Current Status**

#### **A) Municipal Class Environment Assessment (EA) Schedule C Study for Widening of McLaughlin Road and Construction of East-West Spine Road – Additional Funding Requirements and Amended Scope of Work**

At a meeting held with MTO staff on November 16, 2017, it was noted that upon completion and approval of the transportation assessment, a preliminary functional design of the proposed interchange modifications would be required to fulfill the requirements of the Class EA process. MTO staff stated, they would require review and approval of the preliminary design and associated environmental impact assessment prior to permitting the proposed interchange improvements to be presented to the public, filing of the Environmental Study Report (ESR) and subsequent detailed design.

The anticipated costs for the proposed additional amended scope of work are expected to be in the amount of \$427,000 (including non-refundable HST). Given that this additional work is in continuity of the existing EA Study process assignment and further that AMEC has completed all the background studies and major portion of the EA work. Staff request that the existing contract of AMEC be amended as they have the required knowledge, expertise, and experience in the proposed scope of work.

#### **B) Urban Boundary Settlement Expansion for Mayfield West Phase 2 Stage 2 Lands**

The urban settlement area boundary expansion is part of the Region’s “Peel 2041 Growth Allocation and Growth Management Regional Official Plan Amendment – Request to Proceed with Consultation on Draft Amendment” report that went to Regional Council in October 2017. The Region, the Town and the various consultants have been working on updates to the following studies to support an urban boundary settlement expansion for the Mayfield West Phase 2 Stage 2 lands in accordance with the Growth Plan 2017:

- Comprehensive Environmental Impact Study and Management Plan by Hensel Design Group (January 2018);
- Fiscal Impact of Mayfield West Stage 2 Lands by Watson & Associates (January 2018);
- Agricultural Assessment for Mayfield West Secondary Plan Update for the MW Phase 2 Stage 2 Lands by Colville Consulting Inc. (January 2018);
- Addendum to Environmental Noise and Vibration Impact Assessment



- for Mayfield West Phase 2 by Jade Acoustics (June 2017);
- Mayfield West Phase 2 Stage 2 Transportation Assessment by Paradigm Solutions (January 2018);
- Cultural Heritage Resource Assessment Review Update by ASI (September 2017);
- Mayfield West Phase 2 Archaeological Assessment;
- Environmental Impact Statement/Environmental Implementation Report by Hensel Design Group (October 2017); and,
- MW Phase 2 Stage 2 Planning Justification Report for Settlement Area Expansion by Meridian Planning (September 2017).

The above studies form part of the Region's Municipal Comprehensive Review.

### **B) Urban Boundary Settlement Expansion for Mayfield West Phase 2 Stage 2 Lands**

#### **Current Status**

The various studies have been recently submitted to the Region for their further review and comment as a second submission. Approximately \$105,000 has been spent to date on these study updates. There is approximately \$45,000 remaining to be paid to consultants who have and will be completing these studies. However, staff anticipates further refinements will be required to address Regional requirements and those of the Conservation Authorities.

Since there are still additional refinements required, the Mayfield Station Landowners Group has agreed to fund the balance of these studies (Items A and B) and the expanded scope of work for the EA for an upset limit of \$450,000 (including non-refundable HST) (\$427,000 for the EA and an additional \$23,000 for the study refinements) (Schedule A).

### **FINANCIAL IMPLICATIONS**

Planning and Policy staff have reviewed the cost estimate to complete the MW2 studies. The additional cost for the above mentioned studies is estimated to be \$450,000 (including non-refundable HST). The current budget for 2011 capital project 11-92 Mayfield West Phase 2 – West is \$1,491,016, funded by Mayfield Station Developers Group (MSDG). The table below reflects the past actuals, current budget, the additional work outlined in this report, the total revised cost estimates and the revised budget for capital project 11-92 Mayfield West Phase 2 – West.

## **Staff Report 2018-18**

### **Mayfield West Phase 2 Secondary Plan**

	(A) *	(B)	(C)	(D)	(E)	(B)+(D)
	Actual	Current Budget	Projected	Additional	Total Revised	Revised Budget
Study Components	2008-2010		Total Fees	Work	Cost Estimates	Project 11-92
1 Cultural Heritage Survey	44,237	-	<b>44,237</b>	-	44,237	-
2 Agricultural Impact Assessment	53,514	-	<b>53,514</b>	-	53,514	-
3 Water & Wastewater Servicing Study	50,337	-	<b>50,337</b>	-	50,337	-
4 Commercial Needs Assessment	48,469	-	<b>48,469</b>	-	48,469	-
5 Employment Land Needs Assessment	14,726	-	<b>14,726</b>	-	14,726	-
6 Transportation Impact Study	58,677	-	<b>58,677</b>	-	58,677	-
7 Noise & Vibration Assessment	46,876	-	<b>46,876</b>	-	46,876	-
8 Community Design Consultant (USI)	196,057	-	<b>196,057</b>	-	196,057	-
9 Comprehensive EIS & MP	409,778	245,552	<b>655,330</b>	-	655,330	245,552
10 Community Design Plan (NAK)	-	297,361	<b>297,361</b>	-	297,361	297,361
11 Transportation Master Plan	1,384	139,810	<b>141,194</b>	-	141,194	139,810
12 Water & Wastewater Servicing Plan	-	16,293	<b>16,293</b>	-	16,293	16,293
13 Fiscal & Economic Impact Assessment	3,161	79,720	<b>82,881</b>	-	82,881	79,720
14 Miscellaneous Expenses	11,768	5,358	<b>17,126</b>	-	17,126	5,358
15 TRCA Review Fee	50,000	135,000	<b>185,000</b>	-	185,000	135,000
16 Urban Boundary Settlement Expansion Study <sup>(1)</sup>	-	150,000	<b>150,000</b>	<b>23,000</b>	173,000	173,000
17 Municipal Class EA Study	-	410,000	<b>410,000</b>	<b>427,000</b>	837,000	837,000
18 Contingency	-	11,922	<b>11,922</b>	-	11,922	11,922
<b>Total:</b>	<b>988,984</b>	<b>1,491,016</b>	<b>2,480,000</b>	<b>450,000</b>	<b>2,930,000</b>	<b>1,941,016</b>

\* Funded by previous years budgets

<sup>(1)</sup> Current budget is reclassified from other Study Components

The Mayfield Station Development Group has confirmed their commitment to fund the amended study costs of \$450,000 as per Schedule A.

### **COUNCIL WORK PLAN**

Growth – To plan for complete communities as required under the Growth Plan

- Residential and employment expansion for Mayfield West Phase 2

### **ATTACHMENTS**

Schedule A – Letter of Funding Commitment from Mayfield Station Development Group.





**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

**GLEN SCHNARR**, MCIP, RPP

**GLEN BROLL**, MCIP, RPP

**COLIN CHUNG**, MCIP, RPP

ASSOCIATES:

**JASON AFONSO**, MCIP, RPP

**KAREN BENNETT**, MCIP, RPP

**CARL BRAWLEY**, MCIP, RPP

**JIM LEVAC**, BAA, MCIP, RPP

March 12, 2018

Town of Caledon  
6311 Old Church Road  
Caledon, ON L7C 1J6

Attention: Sylvia Kirkwood, RPP  
Manager, Policy and Sustainability

**Re: Letter of Funding Commitment  
Mayfield West Phase 2 Secondary Plan Area  
Town of Caledon**

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As manager for the Mayfield West Phase 2 (MW2) Landowner Group, we wish to confirm that the Group is committed to provide additional funding of up to \$450,000 to the Town of Caledon for payment of the ongoing EA process for McLaughlin Road, the Spine Road and its connection to Highway 410/Valleywood Blvd/Hurontario Street interchange and for revisions and updates to ongoing studies in support of the Mayfield West Phase 2 Stage 2 ROPA process. The funds will be provided as invoiced by the Town.

Please notify the undersigned of any future changes to the required funding. We look forward to assisting the Town in advancing the EA and ROPA process.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

  
Jason Afonso, MCIP RPP  
Senior Associate

c. K. Ash, Town of Caledon  
G. Schnarr, GSAI  
Mayfield West Phase 2 Landowner Group

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca



Heritage Caledon Report  
Monday, March 12, 2018  
9:30 a.m.  
Committee Room, Town Hall

Members:

Chair: J. Crease  
Vice-Chair: B. McKenzie  
Councillor J. Downey (absent)  
B. Early-Rea  
J. LeForestier  
V. Mackie  
M. Starr  
D. Paterson  
S. Norberg  
H. Mason (absent)

Town Staff:

Heritage Resource Officer: S. Drummond  
Council Committee Coordinator: D. Lobo  
Heritage Coordinator: P. Vega

**CALL TO ORDER**

The meeting was called to order at 9:31 a.m.

**DECLARATION OF PECUNIARY INTEREST** – none.

**RECEIPT OF MINUTES**

The minutes from the February 12, 2018 Heritage Caledon meeting were received.

**REGULAR BUSINESS**

1. Amendment to Part IV Designation By-law

- a. Staff Report – Recommendation to Amend Designating By-law 2017-18 regarding 89 Walker Road West (Ward 3)

Members of the Committee asked questions regarding the proposed amendment and received responses from Staff.

Moved by: B. McKenzie

HC-2018-5

That Heritage Designating By-law 2017-18 pertaining to 89 Walker Road West, be amended for the purpose of correcting the description of the property's heritage attributes pursuant to section 30.1 of the *Ontario Heritage Act* (the Act);

That staff be directed to provide notice to the property owner pursuant to requirements of the Act;



That should no notice of objection be received within the mandatory objection period, the amending by-law be brought forward to Council for adoption; and

That staff be directed to provide notice of the by-law pursuant to requirements of the Act.

Carried.

2. Request to Remove Listed Property from the Heritage Register

- a. Staff Report – Recommendation to Remove Listed Property from Heritage Register – 1740 Queen Street East, Alton (Ward 1)

Members of the Committee asked questions regarding the request and received responses from Staff.

Moved by: B. McKenzie

HC-2018-6

That the listed non-designated property at 1740 Queen Street East, Alton, be removed from the Heritage Register.

Carried.

**With general consensus from the Committee, the Chair altered to order of the agenda to move 2018 Budget following Project/Events Updates.**

3. 2018 Ontario Heritage Conference

Chair J. Crease confirmed H. Mason will attend the conference on behalf of Heritage Caledon.

4. Projects/Events Update

- a. Designated Property Plaque Presentations

Staff provided an update on pending property designations and scheduling of plaque presentations. Members of the Committee discussed presentation logistics for the plaques as well as the 2017 Heritage Caledon Award of Excellence, to be scheduled prior to a future council meeting.

The Committee agreed that funds of approximately \$200 be allocated to refreshments for the plaque presentations.

- b. 2018 Speaker Series

Members of the Committee provided comments regarding the poster for the 2018 Speaker Series this Spring.

Members of the Committee discussed logistics, invitations, rental deposits required and refreshments for the upcoming Speaker Series.

c. 150 for 150 Project

The Committee discussed the current and future location of the 150 for 150 display panels, as well as additional photos required.

d. Caledon Day 2018

The Committee discussed logistics for Heritage Caledon's participation in Caledon Day 2018. Members of the Committee asked questions regarding potential activities to organize and received responses from staff.

Sandra Sharpe, Executive Assistant to the Mayor, Corporate Services provided an overview of the correspondence item Memorandum regarding Strengthening Organizational Diversity, Equity and Inclusion (DEI). She sought feedback from the Committee on opportunities to partner with the Town on Caledon Day and other initiatives.

Members of the Committee asked questions regarding territorial acknowledgement and potential Caledon Day activities. Members of the Committee received responses from Ms. Sharpe.

**D. Paterson left the meeting from 10:45 a.m. to 10:47 a.m.**

5. 2018 Budget

Chair J. Crease provided information about the Committee's 2018 budget. Members of the Committee proposed and discussed costs for the Fall Speaker Series.

The Committee agreed that funds of approximately \$500 be allocated for the Fall Speaker Series.

**CORRESPONDENCE**

Memorandum from Sandra Sharpe, Executive Assistant to the Mayor, Corporate Services dated March 6, 2018 re: Strengthening Organizational Diversity, Equity and Inclusion (DEI) was discussed above.

**ADJOURNMENT**

On motion by M. Starr, the meeting adjourned at 10:52 a.m.



# Memorandum

Date: Tuesday, April 3, 2018

To: Members of Council

From: Bailey Loverock, Intermediate Policy Planner, Policy & Sustainability, Community Services

Subject: Agricultural System mapping and implementation procedures in Ontario's Greater Golden Horseshoe

The purpose of this memo is to update Council on the recent release of mapping and implementation procedures for the Agricultural System in Ontario's Greater Golden Horseshoe. The new mapping and implementation procedures which were released on February 9, 2018, took effect immediately. The material and documents can be found on the Ontario Ministry of Agricultural, Food and Rural Affairs website:

<http://www.omafra.gov.on.ca/english/landuse/agsys-ggh.htm>.

## Agricultural System

The PPS (2014) requires municipalities to protect prime agricultural areas for long term agricultural use. The Provincial Growth Plan for the GGH (section 4.2.6) requires the Province to identify an Agricultural System which would identify prime agricultural areas in accordance with mapping by the Province and these areas will be protected for long-term use for agriculture. By developing a more holistic approach to agricultural protection it expanded the focus to create the conditions under which the agri-food sector could be more viable.

## Background

On July 6, 2017 OMAFRA release draft agricultural land base mapping and implementation procedures for a 92 day public review period. In the fall of 2017, Regional Staff coordinated a response to the Province with input from Town Staff. The concerns raised included providing more flexibility and the ability to use of local Land Evaluation & Area Review (LEAR) study to refine the mapping, recognizing prior approved non-farm designations, and for the Province to continue to engage with staff to refine the Provincial Agricultural System.

As part of the Peel 2041: Regional Official Plan Review (Peel 2041), the Region, jointly with the Town completed a more refined and locally specific LEAR Study (the hatched areas on Schedule A). On February 9, 2018, the Province released their final mapping and implementation procedures, effective immediately with no phase in approach. Mapping in Caledon includes two categories; **Prime Agricultural Area** and **Candidate Area** (see Schedule A). The red boundary indicates Prime Agricultural Areas designated in the Town's Official Plan; orange and yellow areas outside of this boundary represent the additions to the Provincial Agricultural System. There are noted discrepancies between the Region/Town LEAR mapping (hatched in black) and the Provincial mapping.

The new mapping identifies over 13,000 additional hectares of Prime Agricultural Area that the Province has determined to be part of the Agricultural System. There is approximately an additional 9,000 hectares of Candidate Area which could either be considered as Rural or Prime Agricultural lands through a future Municipal Comprehensive Review (MCR) process. OMAFRA identified Candidate Areas as areas that are 250 hectares or greater which received medium LEAR scores and are in agricultural production. Until a Municipal Comprehensive Review is completed, the existing in effect Official Plan designations and zoning applies to candidate areas.

## **Other Provincial Plans**

Non-agricultural uses are not permitted in Prime Agricultural Areas within the Greenbelt Plan, except for a defined list of uses (e.g. infrastructure and existing uses) which are subject to the mitigation of impacts on the Agricultural System. The Growth Plan does not permit non-agricultural uses except under limited conditions and requires mitigation of impacts on agricultural operations and lands. The Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan are also designed to protect environmental features and agriculture from non-agricultural uses.

In 2016 the Province released Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. The contents of the mapping and Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe do not appear to impact the contents of the permitted uses.

## **Implications**

Some of the key highlights of this mapping and implementation procedures are as follows:

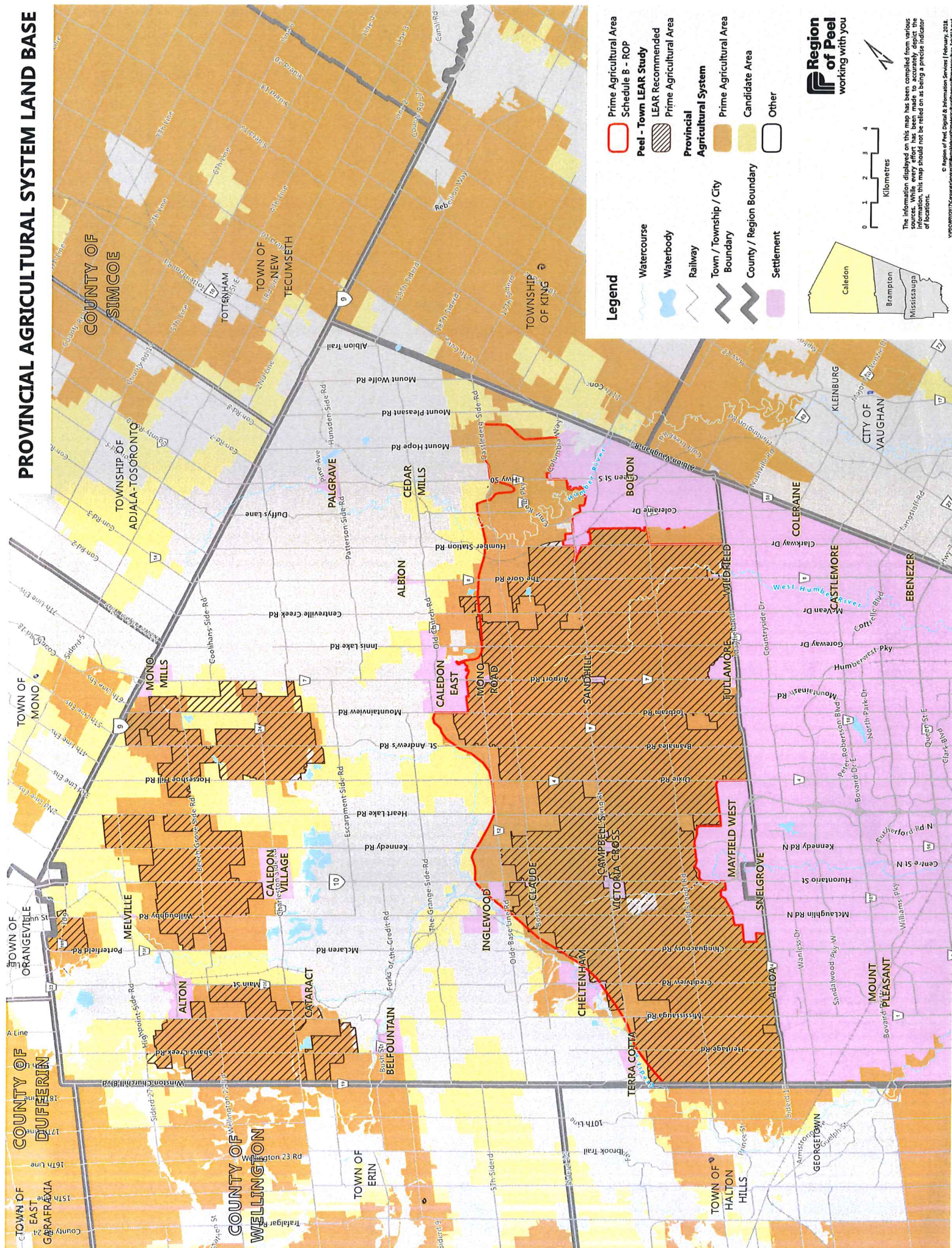
- Through an Official Plan Amendment process municipalities can incorporate the current provincial mapping into their official plans or through a municipal comprehensive review process refine or augment the system to be undertaken in conjunction with OMAFRA and neighbouring municipalities. OMAFRA is the approval authority on any refinements to the mapping system.
- Municipalities could receive development applications within the Candidate areas subject to certain requirements.
- Other existing municipally designated non-agricultural uses within the prime agricultural area (e.g. institutional, recreational or commercial, but not designations such as rural lands or open space) may keep their non-agricultural designations, with official plan policies that recognize that the non-agricultural uses are part of the prime agricultural area. Should the non-agricultural uses be proposed to change or be expanded, prime agricultural area policies would apply.

## **Next Steps**

Town Staff will be meeting with Regional Staff to review the implications of these policy changes, and will consult with the Province as necessary. A future report will be brought forward to Council outlining more comprehensively the implications of this Provincial mapping to Caledon and the associated implementation procedures.



## PROVINCIAL AGRICULTURAL SYSTEM LAND BASE





# Memorandum

Date: April 3, 2018

To: Members of Council

From: Margherita Bialy, Community Planner, Policy & Sustainability, Community Services

Subject: Natural Heritage System for the Growth Plan for the Greater Golden Horseshoe

The purpose of this memo is to provide Council with an update on the provincially-led Natural Heritage System (NHS) for the Growth Plan for the Greater Golden Horseshoe. On February 9, 2018, the Province released its 'Criteria, methods, and mapping of the proposed regional Natural Heritage System for the Growth Plan for the Greater Golden Horseshoe' (EBR # 013-1014).

More information on the NHS and final mapping can be found on the following websites:

<https://apps.mnr.gov.on.ca/eb/docs/growth-plan-natural-heritage-system-summary-report.pdf>

<https://www.ontario.ca/page/make-natural-heritage-area-map>

The final mapping of the Natural Heritage System which is supplementary direction to the Growth Plan for the Greater Golden Horseshoe, released on February 9, 2018, takes effect immediately.

## Background

Initiated in 2015, Ontario's Coordinated Land Use Planning Review examined the natural heritage policies of the Growth Plan for the Greater Golden Horseshoe. In May 2016, during Phase 2 of the public consultation of the coordinated review, the government announced that the Province would lead the development and mapping of a Natural Heritage System for the Growth Plan for the Greater Golden Horseshoe.

Released in May 2017, the revised Growth Plan states that the Province will map an NHS for the Greater Golden Horseshoe, beyond the Greenbelt Area (see Growth Plan policy 4.2.2.1). The draft regional NHS for the Growth Plan was posted on the Environmental Registry for a 92-day review period from July 6<sup>th</sup>, 2017 to October 6<sup>th</sup>, 2017. The Town collaborated with the Region of Peel and final comments were sent to the Province prior to the October 6<sup>th</sup> deadline.

## Implications

The NHS for the Growth Plan is made up of natural heritage features and areas (core areas) linked by natural corridors (linkages) to maintain biological and geological diversity, natural functions, and viable populations of indigenous species and ecosystems. The NHS mapping identifies areas of new NHS (all areas shown in red on Schedule A) in the Town of Caledon.



The most notable features identified by the NHS for the Growth Plan are located in Bolton north of the Humber River and in the Mayfield West area, north of Mayfield Road and west of Heart Lake Road (refer to Schedule A). However, policy 4.2.2.1 of the Growth Plan indicates that NHS mapping will exclude lands within settlement areas that were approved and in effect as of July 1, 2017. Further discussion with the Province and Region is required to address this matter.

In Caledon, the NHS mapping for the Growth Plan largely reflect features also identified as Environmental Policy Area (EPA) in the Town Official Plan and Natural Heritage System and Urban River Valley (Greenbelt Plan 2017), Natural Core and Natural Linkage Areas (Oak Ridges Moraine Conservation Plan 2017), or Escarpment Natural and Protection Areas (Niagara Escarpment Plan 2017).

### **Next Steps**

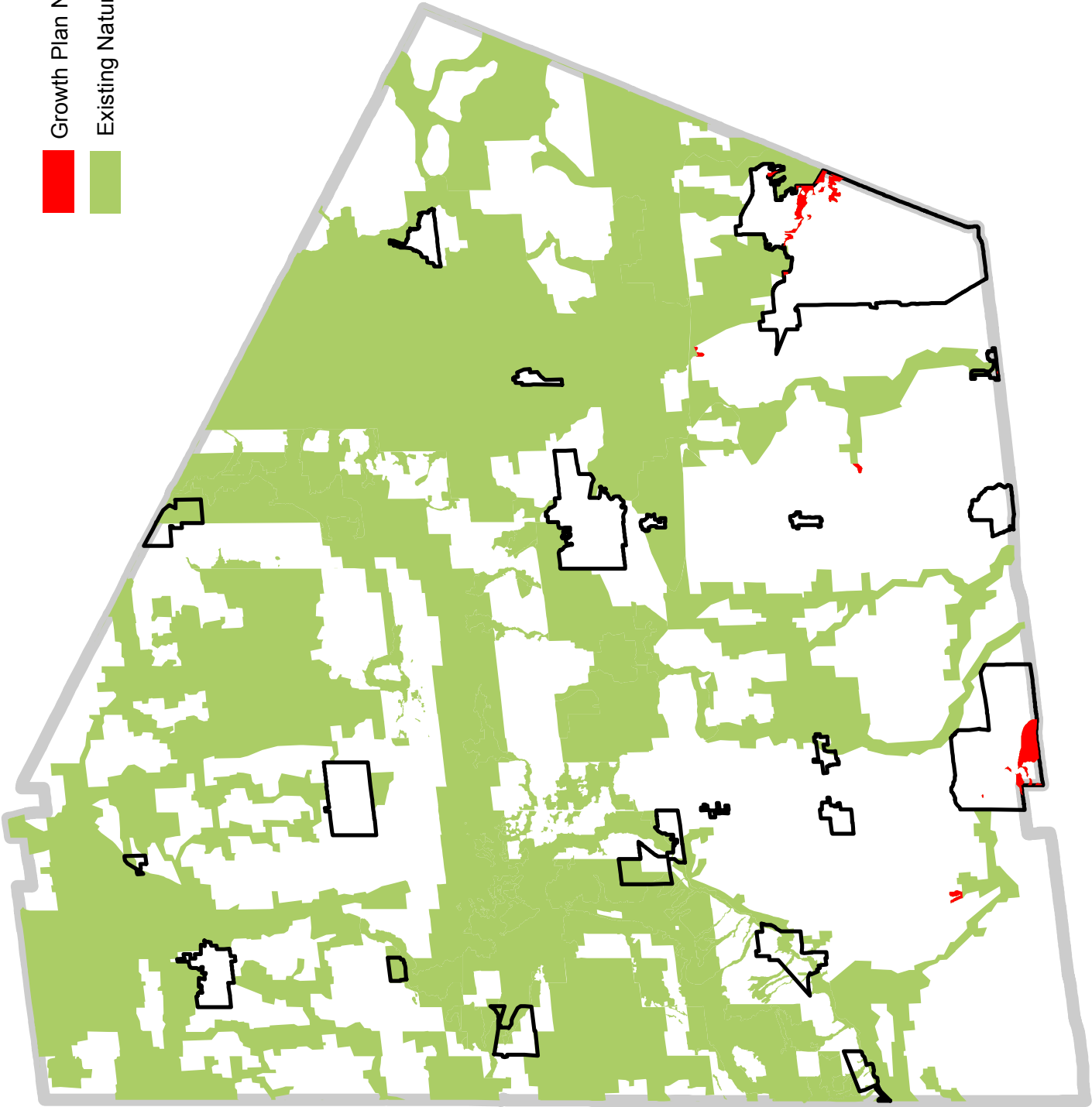
According to Growth Plan policy 4.2.2.2, municipalities will incorporate the NHS as an overlay in Official Plans. Before incorporating the NHS as an overlay into the Town's Official Plan, discussions with the Region and the Province are required to determine whether refinement to provincial mapping is required. Any refinement to the NHS mapping shall adhere to certain policies of the Growth Plan.

According to Growth Plan policy 4.2.2.5, upper-tier municipalities may through a municipal comprehensive review, refine provincial mapping with 'greater precision' as long as proposed changes are consistent with the policies of the Growth Plan.

Town Staff will be meeting with Regional Staff to review the implications of these policy and mapping changes, and will consult with the Province as necessary. If a future report or memo is required it will be brought forward to Council outlining more comprehensively the implications of this Provincial NHS mapping.

Natural Heritage System

- Growth Plan Natural Heritage System
- Existing Natural Heritage System





# Memorandum

Date: Tuesday, April 3, 2018

To: Members of Council

From: Marisa Williams, Senior Planner, Policy & Sustainability, Community Services

Subject: Draft Regulations for Inclusionary Zoning (Bill 7, *Promoting Affordable Housing Act, 2016*)

## Background

Inclusionary Zoning is a policy tool that would give municipalities the option of requiring affordable housing units as part of new residential developments. The affordability of units will continue to be an issue as the Town continues to grow.

On December 8, 2016, Bill 7 (formerly Bill 204) *Promoting Affordable Housing Act, 2016 (Act)*, received Royal Assent. Bill 7 included changes to the *Planning Act* that will enable municipalities to adopt official plan policies and zoning by-laws related to Inclusionary Zoning. The Act focuses on increasing the supply of affordable housing and to end homelessness by 2025.

On December 18, 2017, draft regulations related to Inclusionary Zoning were posted for comment to Ontario's Environmental Registry. Comments were requested by February 1, 2018. Town staff consulted with staff from the Region of Peel, City of Brampton and City of Mississauga. The Region of Peel provided comments regarding the draft regulation and contained many of the Town's comments. Both the Town and the Region of Peel's comments are attached to this memo. (See attached Schedule A and B).

## Key Areas of the Draft Regulations

The following table provides an overview of the requirements set out in the draft regulations:

Key Area	Draft Regulation Requirement
Official Plan	<p>Before a municipality can establish a policy in its official plan for Inclusionary Zoning, a Housing Municipal Assessment Report, containing information about household incomes, housing characteristics, housing affordability, housing supply and average market price for each dwelling type, is required.</p> <p>The following list of requirements are to be included in the official plan to permit Inclusionary Zoning:</p> <ul style="list-style-type: none"><li>• A policy is required to authorize Inclusionary Zoning</li><li>• Provisions in the policy include:<ul style="list-style-type: none"><li>○ The Inclusionary Zoning is applied to development applications that are 20 residential units or more</li></ul></li></ul>

	<ul style="list-style-type: none"> <li>○ Locations where Inclusionary Zoning would apply</li> <li>○ A range of household incomes that would apply</li> <li>○ A methodology that will be used to define the annual affordable average market rent for each dwelling type</li> </ul>
Zoning By-law	<p>The implementing zoning by-law would require the following provisions:</p> <ul style="list-style-type: none"> <li>• The number of affordable housing units or gross floor area proposed within a new development (cannot exceed 5% in general; not more than 10% for developments located within high density transit-station areas)</li> <li>• An Affordability Period for each affordable housing unit (the unit must remain affordable for a minimum of 20 years to a maximum of 30 years)</li> <li>• Mandatory financial incentives provided by the municipality to the developer (based on provincial formula where the municipality is required to pay 40% of the difference between the sum of the average market price and the sum of the affordable housing price)</li> <li>• The form of contribution to be provided. For example, a waiver or reduction of planning fees; a reduction of parking requirement; exemption from paying all or part of the parkland cash-in-lieu; and/or an exemption of all or part of development charges</li> </ul>
Inclusionary Zoning Agreements - Share of Equity proceeds	<ul style="list-style-type: none"> <li>• Within the affordability period (20 to 30 years) the permitted sale price of the affordable housing unit and the share of the net proceeds would be determined by the municipality</li> <li>• Following the affordability period, the affordable housing unit can be sold at market price</li> <li>• Should the affordable housing unit be sold 10 years before the end of the affordability period the net sale proceeds will be shared between the owner and municipality based on a schedule set out in the provincial regulations</li> </ul>
Reporting Requirement	<ul style="list-style-type: none"> <li>• A report to Council documenting the status of the affordable housing units (information regarding the number, type, location, and total amount of share of equity from sale proceeds) is required every two years from the date of passing of the Inclusionary Zoning by-law</li> </ul>
Off-site Restrictions	<p>In some cases, affordable units can be provided off-site. Restrictions to off-site units include:</p> <ul style="list-style-type: none"> <li>• The units must be located in close proximity to the principal development</li> <li>• The affordable housing units must be located in an area zoned for Inclusionary Zoning</li> <li>• The offsite units must be ready for occupancy no later than 36 months after the transfer the affordable housing units from the principal development</li> </ul>



<b>Restrictions on Use of Section 37</b>	The affordable housing units or gross floor secured through the Inclusionary Zoning program cannot be used as a community benefit under section 37 of the <i>Planning Act</i>
<b>Exemptions</b>	The Inclusionary Zoning requirements cannot be applied to developments for purpose-built rental housing and development provided by a non-profit housing provider

## Conclusion

Town staff provided comments within the deadline set by the Province. The draft regulations are complex and there are many issues with the implementation of Inclusionary Zoning for the municipality. Two key concerns raised is the lack of flexibility and the additional financial impact for municipalities.

The Housing Study will assist in the creation of new official plan policies as part of the Official Plan Review. Inclusionary Zoning is a policy direction that will be considered in the review.



February 6, 2017

Via Email: [inclusionaryzoning@ontario.ca](mailto:inclusionaryzoning@ontario.ca)

Laurie Miller, Director  
Ministry of Municipal Affairs and Housing  
Local Government and Planning Policy Division  
Provincial Planning Policy Branch  
777 Bay Street, Floor 13  
Toronto ON  
M5G 2E5

Dear Ms. Miller,

Re: **Proposed Regulation under the Planning Act Related to Inclusionary Zoning (EBR# 013-1977)**

Thank you for the opportunity to comment on the draft Inclusionary Zoning (IZ) regulations for the *Promoting Affordable Housing Act, 2016*, posted on the Environmental Registry website on December 18, 2017. The following comments are provided by Town of Caledon staff. Town staff have also participated in discussions with Region of Peel staff and concurs with their comments (see attached) to the Province regarding this matter. Staff will be forwarding a memo to Town Council and should Council wish to provide additional comments, they will be forwarded to the Ministry for further consideration.

In principle, the Town is supportive of enabling municipalities to use inclusionary zoning as a tool to assist in the provision of affordable housing. The Town's Official Plan contains policies that speak to working with the Region of Peel to advocate for policies to allow inclusionary zoning. Specifically,

*3.5.3.6.4. Along with the Region of Peel and other local municipalities, the Town will advocate to the Province to provide municipalities with the authority to implement inclusionary zoning as one of the tools for the provision of affordable housing in new development.*

As part of the Town's upcoming Official Plan review, the Town will consider adding a policy provision that enables inclusionary zoning. With respect to the regulations, we agree with the Region of Peel that there are missing gaps in how to implement and manage inclusionary zoning; and, that some aspects of the regulation will be financially and resource onerous for the municipality. In particular we agree with the Region that, *"the inclusionary zoning regulations are too prescriptive, directing detailed requirements and restrictions on to municipalities. This approach does not enable municipalities to*



*have flexibility to outline the parameters of an inclusionary zoning framework considering the local municipal context.”*

Some key areas of concern for the Town and requiring further discussion, which is discussed in detail in the Region of Peel submission, include:

- The financial burden on municipalities because of the mandatory nature of measures and incentives
- Limited flexibility for determining more appropriate means to address unique municipal situations
- Significant financial burden being passed on to municipalities to administer, implement, monitor and reporting requirements
- No provision to address rental housing
- No direction to municipalities on the methodology to calculate the affordable housing unit price levels
- Allow more flexibility for individual municipalities to determine the appropriate development size, unit set aside, and length of affordability period
- Limiting prescriptive direction for municipalities in setting detailed equity-sharing between the owner and municipality; this significant financial risk for municipalities following the affordability period.
- Municipalities should have the ability to establish greater certainty around the off-site provision of affordable units.
- The Province does not provide enough direction regarding the expectations for implementation of IZ in a two-tier system.

Town staff would be pleased to discuss and clarify any of our comments. The Town's contact is Marisa Williams, Senior Policy Planner, Policy Planning and Sustainability, Community Services Department 905-584-2272 ext. 4264; [marisa.williams@caledon.ca](mailto:marisa.williams@caledon.ca)

Sincerely,



Sylvia Kirkwood  
Manager, Policy & Sustainability  
Community Services  
**TOWN OF CALEDON**

Enclosure: Region of Peel, February 1, 2018 Submission to the Province regarding Inclusionary Zoning

cc: Region of Peel – Naheeda Jamal, Integrated Services



February 1, 2018

Via Email: [inclusionaryzoning@ontario.ca](mailto:inclusionaryzoning@ontario.ca)

Laurie Miller, Director  
Ministry of Municipal Affairs and Housing  
Local Government and Planning Policy Division  
Provincial Planning Policy Branch  
777 Bay Street, Floor 13  
Toronto ON  
M5G 2E5

Dear Ms. Miller,

Re: **Proposed Regulation under the Planning Act Related to Inclusionary Zoning (EBR# 013-1977)**

Thank you for the opportunity to comment on the draft Inclusionary Zoning (IZ) regulations for the *Promoting Affordable Housing Act, 2016*, posted on the Environmental Registry website on December 18, 2017. The following comments are provided by Region of Peel staff as input to the Ministry to consider when finalizing the IZ regulations. Should formal comments be received and endorsed by Regional Council, these will be forwarded to Ministry staff for further consideration.

#### **General Comments**

It is recognized that the Region has been requesting the Province to provide municipalities with the ability to require inclusionary zoning. In principle, the Region is supportive of inclusionary zoning as one potential tool to increase affordable housing. However, the requirements set out in the proposed regulations contain significant challenges and burdens to implementing inclusionary zoning in Peel.

The inclusionary zoning regulations are too prescriptive, directing detailed requirements and restrictions on to municipalities. This approach does not enable municipalities to have flexibility to outline the parameters of an inclusionary zoning framework considering the local municipal context. The following are examples of areas within the regulations which hinder flexibility and together create barriers to a successful inclusionary zoning framework in Peel:

- The mandatory requirement for municipal contributions (measures and incentives);
- Identification of specific measures and incentives associated with providing the municipal contributions;
- The exclusion of rental housing development;
- Limits on the size of developments to which IZ would apply (20 units or more);
- Limits to unit set aside (5 and 10 per cent);
- Setting of affordability period;
- Prescriptive equity sharing requirement following the affordability period.

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#### **Public Works**

10 Peel Centre Dr., Suite B, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)



## 1.0 The Cost of Measures and Incentives

**The mandatory nature of measures and incentives will result in a significant financial burden on municipalities.**

The proposed regulations require municipalities to provide long-term financial contributions amounting to 40 per cent of the difference between the average market price and the affordable price for each affordable housing unit created through inclusionary zoning. This requirement is a significant financial burden on municipalities that are already using a limited funding envelope to provide affordable housing (i.e. providing subsidies to households and contributing to the capital development of affordable housing). Benchmarking of successful inclusionary zoning programs in other jurisdictions demonstrates that the reliance on mandatory provisions of measures and incentives is not necessary. For example, there are no inclusionary zoning programs in the US with mandatory contributions directed.

The following table provides a preliminary understanding of the potential financial impact on municipalities associated with providing the 40 per cent financial contribution requirement for IZ units. This analysis uses an affordability price of \$279,350 (the price affordable to households in the 4<sup>th</sup> income decile in Peel region). It is noted that this is a preliminary estimate as the amount of municipal financial contribution would vary depending on unit form, type, location and targeted household income. For one affordable housing unit secured through inclusionary zoning, the municipality may be required to provide up to \$117,000 in measures and incentives to a developer. This figure is of importance given that the priority needs in Peel are family-sized, multi-bedroom units. Mandatory measures and incentives are onerous and have a significant negative impact on municipalities.

Table 1: Region of Peel Estimated Financial Contribution for IZ Units

	1-Bedroom	2-Bedroom	3-Bedroom
Average Market Price	\$303,371	\$389,062	\$571,552
Affordable Price	\$279,350	\$279,350	\$279,350
IZ Municipal Financial Contribution Per Unit (Based on Provincial formula in draft regulations)	\$9,608	\$43, 885	\$116, 881

\* Affordable price is based on the maximum amount that a Peel resident in the 4<sup>th</sup> income decile can pay for housing.

\* Affordable price is based on a 5% downpayment, standard CMHC mortgage insurance rate, and property tax).

Furthermore, upper-tier municipalities have been given the unique role as Housing Service Manager, which requires the financial prioritization of social housing and homelessness. If these municipalities are now required to provide significant financial contributions in order to implement inclusionary zoning, this may result in undue strain on municipal finances to deliver on prescribed housing responsibilities. The measures and incentives provisions will cause a significant financial burden on municipalities and take away from other housing priorities that cannot be met by IZ such as homelessness, supportive housing and addressing deeper poverty needs.

It is recognized that measures and incentives would not be required to be provided where a community planning permit system (CPPS) exists, but this tool is not available to upper-tier municipalities and its use would be limited to the 'uptake' of each local municipality. Please note to date CPPS has been rarely used in Ontario.

**The proposed measures and incentives identified in the draft regulations, do not allow for flexibility in determining what may be more appropriate to address unique municipal situations.**

The IZ regulations require that the 40 per cent contribution of measures and incentives be paid through waiving of development application fees, parking requirements, development charges, or cash in lieu of parkland. Local municipalities rely on these fees and funds to cover the costs of program/service delivery and funding future infrastructure needs. The requirement for municipalities to utilize these limited fees and funds to also address affordable housing units is a significant concern. Furthermore, the Region is currently undertaking significant work on affordable housing needs and strategies, including research and stakeholder consultation on financial and non-financial tools and incentives for the provision of affordable housing. As such, there may be additional tools and incentives appropriate for Peel Region's unique context, which are not included in the draft regulations.

It is recommended that municipalities should be given the flexibility to decide which measures and incentives would be most appropriate to implement within their jurisdictions, and flexibility to choose the amount of financial contribution to an IZ development or redevelopment. Alternatively, the Province should provide funding to municipalities to offset these costs.

## **2.1 Additional Costs for Implementation**

**There is a significant financial burden being passed on to municipalities to administer, implement, monitor and report on an inclusionary zoning framework.**

The proposed IZ regulations will result in costs associated with administration, implementation, monitoring and reporting. These include the following:

- Initial IZ framework development;
- Ongoing data collection, research and market analysis;
- Administration costs for regular tracking, transfers of units and reporting;
- Ongoing operation to maintain the affordable housing supply and administration of units including managing the financial equity obligations;
- Legal costs to manage agreements; and
- Conducting ongoing monitoring and compliance of units.

The proposed IZ regulation does not address the transfer of Provincial funding to municipalities to offset the above noted costs. It is recommended the Province address the significant financial burden passed onto municipalities or provide more flexibility in the regulations to reduce the responsibility on municipalities.

Furthermore, the draft regulations need to consider the operational complexity of administering an inclusionary zoning program. The following are examples of areas requiring clarity:



- It is not clear how future purchasers of the affordable housing units will be selected, assessed and approved;
- In the case of a purchaser buying a pre-sale affordable housing unit, how is a change in income identified and handled;
- The affordable housing price set under the inclusionary zoning program will likely need to be registered on title, along with other restrictive covenants (such as equity sharing). The impact on the lending industry must be considered as they will be interested in their mortgage default position.

### 3.0 Tenure

**The draft regulations do not address rental housing, which is severely needed across the Region.**

There is a dire need for rental housing in Peel. For example, the vacancy rate was 1.0 per cent in 2017 (down from 1.4 per cent in 2016). In fact, many municipalities in Ontario are experiencing a similar problem. It is a significant missed opportunity to not have the opportunity to encourage a greater range and mix of housing types and tenures through inclusionary zoning, consistent with direction in the Provincial Policy Statement, 2014 (Section 1.4) and the Provincial Growth Plan, 2017 (Section 2.2.6). It is strongly recommended that the proposed IZ regulations be revisited to address affordable rental housing.

It is recommended that the Province introduce similar draft IZ regulations that would apply to purpose-built rental developments/redevelopments and/or address the ability of ownership units to be transferred to a non-profit organization to operate as rental units.

### 4.0 Development Size

**The draft regulations do not provide municipalities with the flexibility to determine the appropriate development size to apply the inclusionary zoning provisions.**

The draft regulations apply only to a minimum development size of 20 units or more. Consistent with earlier comments, municipalities should be given flexibility to set a standard appropriate for the municipality. This would enable municipalities to apply their local understanding of the housing market and make decisions appropriate for the community.

### 5.0 Price Levels

**The calculation and methodology to set affordable housing unit price levels requires further Provincial guidance and involvement.**

The draft IZ regulations require municipalities to set an average market price for each proposed affordable housing unit type. The Province needs to provide additional direction and guidance on how this price should be set. For example, direction is needed on how factors such as condominium fees, property tax, price changes across geographies be factored into such a calculation. Further, it may be difficult to set affordable housing price levels on a yearly basis due to a lack of consistently available and accessible data.

## 6.0 Unit Set Aside

**The draft regulations do not provide the flexibility to municipalities to determine the appropriate unit set aside, considerate of the local context.**

The draft regulations limit IZ programs to no more than 5 per cent of the total units or gross floor area of a proposed development or 10 per cent of total units or gross floor area in high density transit-station areas. Municipalities should be given flexibility to determine the appropriate unit set aside. This flexibility will enable municipalities to consider what is appropriate given local conditions, housing needs and assist in meeting Official Plan housing unit targets. The current draft regulation does not enable municipalities to set aside a higher standard, which may be more appropriate for areas in Peel region. If the Province chooses to provide direction on allowable setasides, a minimum requirement should be provided (rather than a maximum).

## 7.0 Affordability Period

**Municipalities should have the flexibility to determine the most appropriate affordability period for their local context.**

The draft regulations stipulate that the affordability period must be between 20 to 30 years. It is recommended that the Province identify a minimum affordability period, therefore allowing municipalities with the ability to set a longer affordability period, if appropriate. This flexibility will allow municipalities to align the affordability period with program planning and investment decisions.

## 8.0 Equity Proceeds Following Affordability Period

**The draft regulations are too prescriptive in setting detailed equity-sharing between the owner and municipality that represents significant financial risk for municipalities following the affordability period.**

The draft regulations include very prescriptive and complex equity sharing provisions following the 20 to 30 year affordability period. These provisions do not provide any guarantee that the original investment provided by municipalities will be recouped and therefore reinvested into the IZ program. More specifically, during the affordability period (20 to 30 year period) the affordable unit must only be sold at an affordable price prescribed in an Official Plan. The requirement to keep the unit's selling price at an affordable rate would limit the amount of equity that would be shared between the owner and municipality. Following this period, depending on how long the owner retains the unit there is a risk that the municipality may not recoup any of the cost of the original capital investment. Furthermore, given the limited affordability timeline and high cost of measures and incentives, the proposed equity-sharing structure represents a large capital investment for municipalities that ultimately does not result in an acquisition of assets. This reality would act as a disincentive for municipalities to invest in an inclusionary zoning framework, as proposed. Lastly, the proposed definition of equity needs to be further clarified, especially as it relates to deducting "any remaining mortgage payments owed by the owner at the time of the sale."



It is recommended that municipalities be given the responsibility to determine the appropriate equity split during the affordability period and afterwards. Further, the Province should revisit the definition of equity.

## **9.0 Off-Site Restrictions**

**Municipalities should have the ability to establish greater certainty around the off-site provision of affordable units.**

The draft regulations allow developers to provide IZ affordable housing units off-site, in close proximity to the 'principal' development and within a 36-month timeframe. It is important that municipalities have the ability to establish certainty when it comes to ensuring that these units are provided in appropriate locations and in a timely manner, through additional agreements with developers.

Moreover, Developers may opt to provide affordable housing units offsite, especially in cases where the 'principal' site is in an area of high land value (i.e. transit station areas). It is recommended that the Province consider a higher unit set aside when an off-site contribution is being provided.

## **10.0 Additional Clarification**

**The draft regulations do not provide guidance on the expectations for the implementation of IZ in a two-tier system.**

The IZ draft regulations do not address how the IZ program would be established in a two-tier system such as in Peel. It is recommended that further Provincial guidance be provided on implementation of IZ in a two-tier system including roles and responsibilities.

We trust that these comments are of assistance to the Province. Regional staff would be pleased to discuss any clarifications or further comments. Our staff contact is Naheeda Jamal, Principal Planner, Integrated Planning Division 905-791-7800 ext. 4024; [Naheeda.Jamal@peelregion.ca](mailto:Naheeda.Jamal@peelregion.ca).

Sincerely,

Arvin Prasad  
Director, Integrated Planning Division  
Public Works, Region of Peel

[Arvin.Prasad@peelregion.ca](mailto:Arvin.Prasad@peelregion.ca)  
905-791-7800 ext. 4251

# Memorandum

Date: Tuesday, April 3, 2018

To: Members of Council

From: Marisa Williams, Senior Planner, Policy & Sustainability, Community Services

Subject: Town of Caledon Housing Study

The purpose of this memo is to advise Council that the Town of Caledon Housing Study (Study) is completed and can be accessed on the Town's Website: <https://www.caledon.ca/en/townhall/housing-study.asp>

The Town undertook this Study to better understand the Town's housing market and to determine current and future unmet housing demand. The Study is also intended to provide community-specific housing priorities, to assist in engaging with the Region of Peel, and to develop policies for the Town's Official Plan.

## Background

### 1. Approach to the Study

The Housing Study was conducted in two phases:

- Phase 1 involved information gathering including all data and information required to undertake a housing supply and needs assessment. A database was created from this data to be the baseline for measuring current and future efforts in meeting the gaps in Town's housing picture.
- Phase 2 analyzed the housing needs assessment and gap analysis. It included assessing existing plans, policies and strategic documents.

### 2. Study Area

The Study area examined the following municipalities: the Region of Peel, and its area municipalities of Brampton and Mississauga; and, comparator municipalities including Aurora, Halton Hills, Newmarket, and Whitchurch-Stouffville. These municipalities have been included in the assessment to provide context to the analysis of the housing situation in the Town of Caledon and were selected based on their similarity to Caledon in terms of population, proportion of seniors, number of households, average household incomes, and unemployment rate.

### 3. Caledon Specific Statistics Canada Census Profiles Data

The Peel Data Centre provided good data regarding the regional market area and the three area municipalities in Peel. For Caledon specific data, which was necessary for identifying demographic information for the Study, key data information came from Statistics Canada, Census Profiles, topic-based tabulations and custom tabulations for 2001, 2006, and 2011 from the Census and national Household Survey.

### 4. Consultative Approach

Consultations with key stakeholders and the public provided additional context to the data gathered. To better understand the Town's housing supply, needs, and demand, meetings with key stakeholders from the private, non-profit and public sectors were conducted. A non-statutory public open house was held on July 19, 2017, to inform the public of the current housing picture based on initial findings as well as to better understand the housing need of current Town residents.

### **Some Key Findings**

Housing Demand	<ul style="list-style-type: none"><li>• The number of people and households in Caledon is increasing but at a lower rate compared to the rest of Peel Region.</li><li>• The need for housing options to facilitate aging in place is increasing.</li><li>• The current housing need in Caledon is for options for families and couples but there is also an increasing need for options for seniors, persons with disabilities and persons living alone.</li><li>• There are very limited rental options in the Town.</li><li>• Generally, Caledon households have relatively high incomes. However, there are households with low incomes, which suggest a need for affordable housing options.</li></ul>
Housing Supply	<ul style="list-style-type: none"><li>• Most dwellings in Caledon are single detached and the Town has a higher proportion of single detached dwellings compared to Peel Region and other municipalities.</li><li>• House prices in Caledon are increasing and homeownership is becoming difficult for households with low and moderate incomes.</li><li>• There is a very limited supply of rental dwellings in Caledon.</li></ul>
Affordability Analysis	<ul style="list-style-type: none"><li>• The number and proportion of households facing housing affordability issues in Caledon is increasing.</li><li>• Persons living alone, lone parent families, immigrants, and households with a person with a disability have much larger proportions of households who are facing housing affordability issues.</li><li>• There is a need for both affordable rental and affordable ownership options in Caledon.</li></ul>
Housing Gaps	<ul style="list-style-type: none"><li>• Seniors, persons with disabilities, and smaller households have very limited options in Caledon.</li><li>• There are very limited affordable options for households with low and moderate incomes in Caledon.</li><li>• The market rental housing supply in Caledon is not enough to meet the need.</li></ul>



	<ul style="list-style-type: none"><li>• The planning application process in Caledon, as in other municipalities, is long and complicated and there are opportunities to improve the process in collaboration with residential developers.</li><li>• Housing stakeholders are not fully aware of how they can contribute to the housing system in Caledon.</li></ul>
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**Conclusion**

The Housing Study will assist in the creation of new official plan policies as part of the Official Plan Review process. Opportunities to address affordability targets and a mix of unit types will be identified within residential policies of the official plan.

# AIRD BERLIS

Laura Dean  
Direct: 416.865.7706  
E-mail: ldean@airdberlis.com

March 29, 2018

BY EMAIL

Our File No.: 124346

Town Clerk  
Town of Caledon  
6311 Old Church Road  
Caledon ON L7C 1J6  
[agenda@caledon.ca](mailto:agenda@caledon.ca)

Dear Members of the Planning and Development Committee:

**Re: April 3, 2018 meeting of the Planning and Development Committee**

**Memorandum re: Agricultural System Mapping and Implementation  
Procedures in Ontario's Greater Golden Horseshoe**

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We act on behalf of Transmetro Properties Limited, owners of lands municipally known as 0 Highway 9, Concession Road 1, PT Lot 30 ("0 Highway 9"), 0 Porterfield Road, Concession Road 3, PT Lot 29 ("0 Porterfield Road") and 0 Willoughby Road, Concession Road 2, PT Lot 29 ("0 Willoughby Road"). These lands are located in the Town of Caledon (the "Town").

We have reviewed the above noted memorandum which is on the April 3, 2018 agenda for the Committee of the Whole – Planning and Development meeting.

We note that the memorandum acknowledges that through a municipal comprehensive review process, municipalities can refine or augment the province's recently released agricultural system mapping in conjunction with OMAFRA and neighboring municipalities.

The recently released Implementation Procedures for the Agricultural System in the Greater Golden Horseshoe locate our clients' lands at 0 Porterfield Road and 0 Willoughby Road within the Agricultural Land Base and part of a prime agricultural area.

We have previously submitted correspondence to the Town and the Region of Peel raising our client's objection to the identification of these properties as prime agricultural area primarily because of their size (i.e. <250 Ha).

We respectfully request that the Town consider our client's position in this regard in any future discussions with the Region and/or the Province and during the course of any future exercise to refine the mapping system.

March 29, 2018  
Page 2

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read 'Laura Dean', with a stylized flourish at the end.

Laura Dean

LD/cw

c: Client

32165733.1

AIRD BERLIS